

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

6/3 FORBES STREET ESSENDON VIC 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Essendon

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2/101-103 GLASS STREET ESSENDON VIC 3040	\$551,000	17-Mar-22
16/42-50 NAPIER CRESCENT ESSENDON VIC 3040	-	12-May-22
6/9 ARDOCH STREET ESSENDON VIC 3040	\$650,000	27-May-22

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 15 June 2022

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**2/101-103 GLASS STREET  
ESSENDON VIC 3040**

 2  1  1

Sold Price **\$551,000** Sold Date **17-Mar-22**

Distance **1.32km**



**16/42-50 NAPIER CRESCENT  
ESSENDON VIC 3040**

 2  1  2

Sold Price <sup>RS</sup> - Sold Date **12-May-22**

Distance **1.02km**



**6/9 ARDOCH STREET ESSENDON  
VIC 3040**

 2  1  1

Sold Price <sup>RS</sup> **\$650,000** Sold Date **27-May-22**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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