

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

1/15 BALMORAL STREET ESSENDON VIC 3040

Indicative selling price

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

Single Price

or range
between

\$980,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,000

Property type

Unit

Suburb

Essendon

Period-from

01 Jun 2022

to

31 May 2023

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

2/26 RICHARDSON STREET ESSENDON VIC 3040	\$1,000,020	04-Mar-23
3/2 RICHARDSON STREET ESSENDON VIC 3040	\$1,060,000	06-Jun-23
81 MARKET STREET ESSENDON VIC 3040	-	30-Apr-23

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: 07 June 2023

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**2/26 RICHARDSON STREET
ESSENDON VIC 3040** 3  2  2Sold Price ^{RS} **\$1,000,020** Sold Date **04-Mar-23**Distance **0.69km****3/2 RICHARDSON STREET
ESSENDON VIC 3040** 3  1  2Sold Price ^{RS} **\$1,060,000** Sold Date **06-Jun-23**Distance **0.87km****81 MARKET STREET ESSENDON
VIC 3040** 3  2  2Sold Price ^{RS UN} **-** Sold Date **30-Apr-23**Distance **0.91km****RS** = Recent sale**UN** = Undisclosed Sale

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