

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

1/82 COOPER 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Essendon

Period-from

01 Aug 2022

to

31 Jul 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

3/2 RICHARDSON STREET ESSENDON VIC 3040	\$1,060,000	06-Jun-23
2/18 CLARINDA ROAD ESSENDON VIC 3040	\$1,004,000	29-Jul-23
4 MARY STREET ESSENDON VIC 3040	\$1,100,000	19-Jun-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: 04 August 2023



**3/2 RICHARDSON STREET
ESSENDON VIC 3040**

 3  1  2

Sold Price ^{RS} **\$1,060,000** Sold Date **06-Jun-23**

Distance **1.59km**



**2/18 CLARINDA ROAD ESSENDON
VIC 3040**

 3  1  1

Sold Price ^{RS} **\$1,004,000** Sold Date **29-Jul-23**

Distance **1.47km**



**4 MARY STREET ESSENDON VIC
3040**

 3  2  2

Sold Price ^{RS} **\$1,100,000** Sold Date **19-Jun-23**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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