

## 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

1/94 PRIMROSE 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

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$592,000

Property type

Unit

Suburb

Essendon

Period-from

01 Apr 2023

to

31 Mar 2024

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

4/13 FLETCHER STREET ESSENDON VIC 3040	\$420,000	12-Apr-24
7/35 GRICE CRESCENT ESSENDON VIC 3040	\$440,000	12-Jan-24
4/1 FULLER STREET ESSENDON VIC 3040	\$442,500	22-Nov-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: 16 April 2024



**4/13 FLETCHER STREET  
 ESSENDON VIC 3040**

 2  1  -

Sold Price <sup>RS</sup> **\$420,000** <sup>UN</sup> Sold Date **12-Apr-24**

Distance **0.41km**



**7/35 GRICE CRESCENT ESSENDON  
 VIC 3040**

 2  1  1

Sold Price **\$440,000** Sold Date **12-Jan-24**

Distance **1.18km**



**4/1 FULLER STREET ESSENDON  
 VIC 3040**

 2  1  -

Sold Price **\$442,500** Sold Date **22-Nov-23**

Distance **1.82km**

RS = Recent sale      UN = Undisclosed Sale

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