

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

1/25 GRICE CRESCENT 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Essendon

Period-from

01 Aug 2023

to

31 Jul 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

3/27-29 MARCO POLO STREET ESSENDON VIC 3040	\$715,000	22-Jun-24
2/19 CAMERON ROAD ESSENDON VIC 3040	\$750,000	30-Apr-24
3/19 TWEEDSIDE STREET ESSENDON VIC 3040	\$715,000	09-Mar-24

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: 21 August 2024



**3/27-29 MARCO POLO STREET
ESSENDON VIC 3040**

Sold Price

^{RS}

\$715,000

Sold Date

22-Jun-24

 2

 1

 1

Distance

0.37km



**2/19 CAMERON ROAD ESSENDON
VIC 3040**

Sold Price

\$750,000

Sold Date

30-Apr-24

 2

 1

 2

Distance

1.03km



**3/19 TWEEDSIDE STREET
ESSENDON VIC 3040**

Sold Price

\$715,000

Sold Date

09-Mar-24

 2

 1

 1

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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