

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 Flower 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

\$1,300,000

&

\$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,462,500

Property type

House

Suburb

Essendon

Period-from

01 Jul 2019

to

30 Jun 2020

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 Woolley Street Essendon VIC 3040	\$1,370,000	13-Jun-20
35 Peterleigh Grove Essendon VIC 3040	\$1,460,000	17-Apr-20
12 Warner Street Essendon VIC 3040	\$1,400,000	26-Feb-20

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: 23 July 2020



4 Woolley Street Essendon VIC 3040

3 1 1

Sold Price

\$1,370,000

Sold Date

13-Jun-20

Distance

0.85km



35 Peterleigh Grove Essendon VIC 3040

2 1 1

Sold Price

\$1,460,000

Sold Date

17-Apr-20

Distance

1.07km



12 Warner Street Essendon VIC 3040

4 1 2

Sold Price

\$1,400,000

Sold Date

26-Feb-20

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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