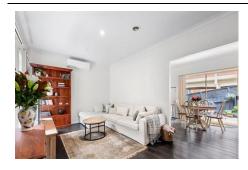
woodards 🚾

11/2A Cameron Road, Essendon Vic 3040



3 Bed 2 Bath 1 Car Rooms: 4 Property Type: Townhouse (Res) Indicative Selling Price \$699,000 Median House Price March quarter 2021: \$605,000

Comparable Properties



3/9 Egginton Street, Brunswick West 3055 (REI) 2 Bed 1 Bath 1 Car Price: \$685,000 Method: Sold Before Auction Date: 23/05/2021 Property Type: Townhouse (Single) Agent Comments: Two bedroom plus separate study brick townhouse. One less bathroom, inferior accommodation.



5/20 Avoca Crescent, Pascoe Vale 3044 (REI) 3 Bed 2 Bath 1 Car Price: \$725,000 Method: Private Sale Date: 27/04/2021 Property Type: Townhouse (Single) Agent Comments: Brick townhouse with comparable accommodation.



7/16 Laluma Street, Essendon 3040 (REI/VG) 3 Bed 2 Bath 1 Car Price: \$745,000 Method: Auction Sale Date: 11/03/2021 Property Type: Townhouse (Res) Agent Comments: Brick townhouse, comparable accommodation. Renovated kitchen and larger third bedroom.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address locality and postcode

Including suburb or 11/2A Cameron Road, Essendon Vic 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price

\$699,000

Median sale price

Median price	\$605,000		Unit	х	Suburb	Essen	don	
Period - From	01/01/2021	to	31/03/2	021	S	Source	REIV	

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
3/9 Egginton Street, BRUNSWICK WEST 3055	\$685 <i>,</i> 000	23/05/2021
5/20 Avoca Crescent, PASCOE VALE 3044	\$725,000	27/04/2021
7/16 Laluma Street, ESSENDON 3040	\$745,000	13/03/2021

This Statement of Information was prepared on:

13/7/2021



This guide must not be taken as legal advice.