

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

306/55 COLLINS 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

\$385,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Essendon

Period-from

01 Feb 2024

to

31 Jan 2025

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

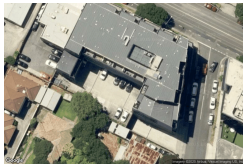
Date of sale

307/55 COLLINS STREET ESSENDON VIC 3040	\$410,000	02-Dec-24
102/36 COLLINS STREET ESSENDON VIC 3040	\$370,000	16-Sep-24
304/1142 MT ALEXANDER ROAD ESSENDON VIC 3040	\$400,000	07-Nov-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: 12 February 2025



**307/55 COLLINS STREET
ESSENDON VIC 3040**

 2  1  -

Sold Price **\$410,000** Sold Date **02-Dec-24**

Distance **0km**



**102/36 COLLINS STREET
ESSENDON VIC 3040**

 2  1  1

Sold Price **^{RS}\$370,000** Sold Date **16-Sep-24**

Distance **0.06km**



**304/1142 MT ALEXANDER ROAD
ESSENDON VIC 3040**

 1  1  1

Sold Price **\$400,000** Sold Date **07-Nov-24**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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