

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

6/11 Winifred 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

\$618,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,000

Property type

Unit

Suburb

Essendon

Period-from

01 Oct 2020

to

30 Sep 2021

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

9/11 Winifred Street Essendon VIC 3040	\$600,000	24-May-21
3/25 Winifred Street Essendon VIC 3040	\$632,000	07-Sep-21

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: 20 October 2021

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9/11 Winifred Street Essendon VIC 3040

Sold Price

\$600,000

Sold Date

24-May-21
 2

 1

 -

Distance

-


3/25 Winifred Street Essendon VIC 3040

Sold Price

\$632,000

Sold Date

07-Sep-21
 2

 1

 1

Distance

0.09km
RS = Recent sale

UN = Undisclosed Sale

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