

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

2/28 GILBERTSON 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Essendon

Period-from

01 Nov 2022

to

31 Oct 2023

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

2/26 BALLATER STREET ESSENDON VIC 3040	\$700,700	08-Jul-23
4/7-9 QUEEN STREET ESSENDON VIC 3040	\$730,000	26-Jun-23
2/47 LINCOLN ROAD ESSENDON VIC 3040	\$690,000	11-Nov-23

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 November 2023



**2/26 BALLATER STREET
ESSENDON VIC 3040**

 2  1  1

Sold Price

\$700,700

Sold Date

08-Jul-23

Distance

1.02km



**4/7-9 QUEEN STREET ESSENDON
VIC 3040**

 2  1  1

Sold Price

\$730,000

Sold Date

26-Jun-23

Distance

1.04km



**2/47 LINCOLN ROAD ESSENDON
VIC 3040**

 2  1  1

Sold Price

^{RS} **\$690,000**

Sold Date

11-Nov-23

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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