

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

35 CLYDEBANK ROAD ESSENDON WEST 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,330,514

Property type

House

Suburb

Essendon West

Period-from

01 Apr 2022

to

31 Mar 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

12 CLYDEBANK ROAD ESSENDON WEST VIC 3040	\$1,225,000	12-Nov-22
57A HAMPTON ROAD ESSENDON WEST VIC 3040	\$1,200,000	08-Dec-22
52 HOFFMANS ROAD ESSENDON VIC 3040	\$1,245,000	08-Apr-22

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: 27 April 2023

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**12 CLYDEBANK ROAD ESSENDON
WEST VIC 3040** 3  1  2

Sold Price

\$1,225,000

Sold Date

12-Nov-22

Distance

0.15km**57A HAMPTON ROAD ESSENDON
WEST VIC 3040** 4  1  2

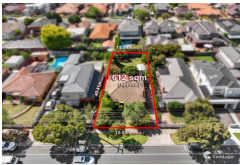
Sold Price

\$1,200,000

Sold Date

08-Dec-22

Distance

0.65km**52 HOFFMANS ROAD ESSENDON
VIC 3040** 3  1  -

Sold Price

\$1,245,000

Sold Date

08-Apr-22

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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