

## 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

3/6 WINIFRED STREET ESSENDON VIC 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Essendon

Period-from

01 Oct 2023

to

30 Sep 2024

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

12/6 WINIFRED STREET ESSENDON VIC 3040	\$637,500	24-Jun-24
3/12 BALMORAL STREET ESSENDON VIC 3040	\$640,000	09-Aug-24
8/6 STURT STREET ESSENDON VIC 3040	\$585,000	30-Apr-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: 17 October 2024



**12/6 WINIFRED STREET  
ESSENDON VIC 3040**

 2  2  1

Sold Price **\$637,500** Sold Date **24-Jun-24**

Distance **0.02km**



**3/12 BALMORAL STREET  
ESSENDON VIC 3040**

 2  2  1

Sold Price <sup>RS</sup> **\$640,000** Sold Date **09-Aug-24**

Distance **0.67km**



**8/6 STURT STREET ESSENDON VIC 3040**

 2  2  1

Sold Price **\$585,000** Sold Date **30-Apr-24**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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