

## 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

1/11 Spencer 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

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Essendon

Period-from

01 May 2020

to

30 Apr 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

1/10 Ardoch Street Essendon VIC 3040	\$510,000	10-Dec-20
4/41 Nimmo Street Essendon VIC 3040	\$520,000	18-Mar-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: 25 May 2021



**1/10 Ardoch Street Essendon VIC 3040**

Sold Price

**\$510,000**

Sold Date **10-Dec-20**

2

1

1

Distance

**1.17km**



**4/41 Nimmo Street Essendon VIC 3040**

Sold Price

**\$520,000**

Sold Date **18-Mar-21**

2

1

1

Distance

**1.11km**

RS = Recent sale

UN = Undisclosed Sale

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