

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

2/22 OGILVIE 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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Essendon

Period-from

01 Dec 2021

to

30 Nov 2022

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

3/44 COOPER STREET ESSENDON VIC 3040	\$790,000	15-Oct-22
2/87 OGILVIE STREET ESSENDON VIC 3040	\$850,000	22-Nov-22
4/6 BALLATER STREET ESSENDON VIC 3040	\$730,000	26-Nov-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: 14 December 2022

Bruce Warburton

M 0418 599 337

E bwarburton@bradtealwoodards.com.au

**3/44 COOPER STREET ESSENDON
VIC 3040** 3  1  1

Sold Price

^{RS} **\$790,000** Sold Date **15-Oct-22**Distance **0.52km****2/87 OGILVIE STREET ESSENDON
VIC 3040** 3  -  1

Sold Price

^{RS} **\$850,000** Sold Date **22-Nov-22**Distance **0.64km****4/6 BALLATER STREET ESSENDON
VIC 3040** 2  1  1

Sold Price

^{RS} **\$730,000** Sold Date **26-Nov-22**Distance **1.18km****RS** = Recent sale**UN** = Undisclosed Sale

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