

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

35A HAMPTON 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

\$1,920,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Unit

Suburb

Essendon West

Period-from

01 Jan 2023

to

31 Dec 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

54 PRICE STREET ESSENDON VIC 3040	\$1,832,000	07-Dec-23
86A BRADSHAW STREET ESSENDON VIC 3040	\$1,905,000	06-Sep-23
98 DEAKIN STREET ESSENDON VIC 3040	\$1,850,000	12-Aug-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.~~

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54 PRICE STREET ESSENDON VIC 3040

Sold Price

^{RS} **\$1,832,000** Sold Date **07-Dec-23**

 4  3  2

Distance **0.92km**



86A BRADSHAW STREET ESSENDON VIC 3040

Sold Price

^{RS} **\$1,905,000** Sold Date **06-Sep-23**

 4  3  2

Distance **1.38km**



98 DEAKIN STREET ESSENDON VIC 3040

Sold Price

^{RS} **\$1,850,000** Sold Date **12-Aug-23**

 4  3  2

Distance **1.06km**

RS = Recent sale **UN** = Undisclosed Sale

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