Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

					560	MUII 47 MI	orthe	LState At	Jenis Act 1900
Property offer	red for sa	le							
Address Including suburb and postcode 13A Woodland Street,				et, Esser	ndon, Vic	3040			
Indicative sell	•								
For the meaning o	f this price s	see consum	er.vic.go	/.au/unde	erquoting				
rang	\$1,280,000		&	\$1,350,0	\$1,350,000				
Median sale price									
Median price \$581,000 Property ty			rty type	Unit		Suburb Essendon			
Period - From	01/04/2024	4 to	30/06/20	024	Source	Prop	Track		
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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.									
Address of comp	parable pro	perty					Price		Date of sale
1							\$		
2							\$		
3							\$		
OR									
						ves that fewer			ole properties

This Statement of Information was prepared on: 23/07/2024





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		Section 47AF of the Estate Agents Act 1980								
Property offered	for sale									
Address Including suburb and postcode 13 Woodland Street, Essendon, Vic 3040										
Indicative selling										
For the meaning of th	is price see	consumer.	vic.gov	.au/unde	erquoting				1	
range b	etween \$	1,280,000			&	\$1,3	350,00	00		
Median sale price										
Median price		\$581,000	Prope	rty type	Unit			Suburb	Essendon	
Period - From 01/04/2024 to 30/06/2024 Source PropTrack										
Comparable prop	three pro	perties sold	within t	wo kilon	netres of	the pro	perty:	for sale in	n the last six	menths that the
Address of compar	able prope	erty						Price		Date of sale
1	**							\$		
2					, ,			\$		
3				.,,				\$		
OR									- Allen-	
B* The estate ag were sold with	ent or ager nin within tw	nt's represei vo kilometre	ntative s of the	reasona e proper	bly believ ty for sale	es that in the	fewer	r than thr ix months	ee compara 3.	ble properties

This Statement of Information was prepared on: 23/07/2024



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