

## 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

4/2 OSHANNASSY STREET ESSENDON NORTH VIC 3041

### 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$391,250

Property type

Unit

Suburb

Essendon North

Period-from

01 Mar 2024

to

28 Feb 2025

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

4/14 BRAEMAR STREET ESSENDON VIC 3040	\$641,000	16-Nov-24
2/18 SCHOFIELD STREET ESSENDON VIC 3040	\$630,000	08-Mar-25
2/16 SCHOFIELD STREET ESSENDON VIC 3040	\$650,000	21-Nov-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 March 2025



**4/14 BRAEMAR STREET  
ESSENDON VIC 3040**

 2  1  1

Sold Price **\$641,000** Sold Date **16-Nov-24**

Distance **1.04km**



**2/18 SCHOFIELD STREET  
ESSENDON VIC 3040**

 2  1  1

Sold Price <sup>RS</sup> **\$630,000** Sold Date **08-Mar-25**

Distance **1.28km**



**2/16 SCHOFIELD STREET  
ESSENDON VIC 3040**

 2  1  1

Sold Price **\$650,000** Sold Date **21-Nov-24**

Distance **1.29km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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