

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

1/8 Braemar 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,000

Property type

Unit

Suburb

Essendon

Period-from

01 Nov 2020

to

31 Oct 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

14/225 Buckley Street Essendon VIC 3040	\$480,000	21-Sep-21
15/18 Raleigh Street Essendon VIC 3040	\$509,999	29-Jun-21
5/23 Collins Street Essendon VIC 3040	\$514,999	12-Jun-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: 06 November 2021



14/225 Buckley Street Essendon VIC 3040

 2  1  1

Sold Price

^{RS} **\$480,000**

Sold Date

21-Sep-21

Distance

0.85km



15/18 Raleigh Street Essendon VIC 3040

 2  1  1

Sold Price

\$509,999

Sold Date

29-Jun-21

Distance

1.51km



5/23 Collins Street Essendon VIC 3040

 2  1  1

Sold Price

\$514,999

Sold Date

12-Jun-21

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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