

## 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

2/93-97 Rose Street Essendon VIC 3040

### 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

\$550,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Essendon

Period-from

01 Jan 2020

to

31 Dec 2020

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

109/20 Napier Street Essendon VIC 3040	\$610,000	02-Apr-19
311/314 Pascoe Vale Road Essendon VIC 3040	\$550,000	24-Jul-20

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.

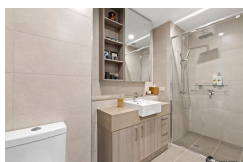
This Statement of Information was prepared on: 28 January 2021



**109/20 Napier Street Essendon VIC 3040** Sold Price **\$610,000** Sold Date **02-Apr-19**

 2  2  1

Distance **0.26km**



**311/314 Pascoe Vale Road Essendon VIC 3040** Sold Price **\$550,000** Sold Date **24-Jul-20**

 2  2  1

Distance **1.29km**

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

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