

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

6/7-9 QUEEN 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,500

Property type

Unit

Suburb

Essendon

Period-from

01 Oct 2021

to

30 Sep 2022

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

1/13 BALLATER STREET ESSENDON VIC 3040	\$650,000	28-Sep-22
6/31 GRICE CRESCENT ESSENDON VIC 3040	\$640,000	02-Jul-22
6/9 ARDOCH STREET ESSENDON VIC 3040	\$650,000	25-May-22

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: 27 October 2022

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**1/13 BALLATER STREET
ESSENDON VIC 3040** 2  1  2

Sold Price

^{RS} **\$650,000** Sold Date **28-Sep-22**Distance **0.58km****6/31 GRICE CRESCENT ESSENDON
VIC 3040** 2  1  2

Sold Price

^{RS} **\$640,000** Sold Date **02-Jul-22**Distance **0.87km****6/9 ARDOCH STREET ESSENDON
VIC 3040** 2  1  1

Sold Price

\$650,000 Sold Date **25-May-22**Distance **1.1km****RS** = Recent sale**UN** = Undisclosed Sale

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