

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

301/95 Rose 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

\$800,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Essendon

Period-from

01 Jul 2019

to

30 Jun 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

104/95 Rose Street Essendon VIC 3040	\$800,000	30-Jan-20
302/95 Rose Street Essendon VIC 3040	\$805,000	21-Jan-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: 01 July 2020



104/95 Rose Street Essendon VIC 3040

Sold Price

\$800,000

Sold Date

30-Jan-20

2

-

-

Distance

-



302/95 Rose Street Essendon VIC 3040

Sold Price

\$805,000

Sold Date

21-Jan-20

2

-

-

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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