

## 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

7/15 SHAFTESBURY 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

or range  
between

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Essendon

Period-from

01 Jul 2023

to

30 Jun 2024

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

3/18 FLETCHER STREET ESSENDON VIC 3040	\$322,000	18-Apr-24
5/29 RALEIGH STREET ESSENDON VIC 3040	\$340,500	23-May-24
7/120 PRIMROSE STREET ESSENDON VIC 3040	\$330,000	10-Jul-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: 12 July 2024



**3/18 FLETCHER STREET  
ESSENDON VIC 3040**

 1  1  1

Sold Price **\$322,000** Sold Date **18-Apr-24**

Distance **0.39km**

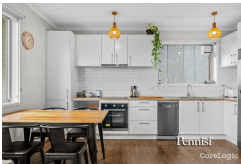


**5/29 RALEIGH STREET ESSENDON  
VIC 3040**

 1  1  1

Sold Price **\$340,500** Sold Date **23-May-24**

Distance **0.18km**



**7/120 PRIMROSE STREET  
ESSENDON VIC 3040**

 1  1  1

Sold Price <sup>RS</sup> **\$330,000** Sold Date **10-Jul-24**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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