

## 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

18 LEVIEN 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

\$1,900,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,860,000

Property type

House

Suburb

Essendon

Period-from

01 Aug 2021

to

31 Jul 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

19 WASHINGTON STREET ESSENDON VIC 3040	\$1,890,000	30-Mar-22
3 GARDEN STREET ESSENDON VIC 3040	\$1,890,000	25-Mar-22
26 SALISBURY STREET MOONEE PONDS VIC 3039	\$1,890,000	11-Mar-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 August 2022

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**19 WASHINGTON STREET  
ESSENDON VIC 3040** 4  2  1

Sold Price

**\$1,890,000**

Sold Date

**30-Mar-22**

Distance

**0.44km****3 GARDEN STREET ESSENDON VIC  
3040** 4  2  2

Sold Price

Sold Date

**25-Mar-22**

Distance

**1.66km****26 SALISBURY STREET MOONEE  
PONDS VIC 3039** 4  2  3

Sold Price

Sold Date

**11-Mar-22**

Distance

**1.8km**

RS = Recent sale

UN = Undisclosed Sale

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