

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

1/155 Cooper 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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Essendon

Period-from

01 Feb 2021

to

31 Jan 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

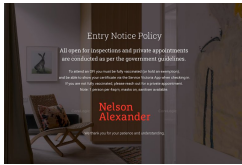
1/9 McCulloch Street Essendon North VIC 3041	\$750,000	13-Nov-21
2/12 Graves Street Essendon VIC 3040	\$740,000	12-Dec-21
4/155 Deakin Street Essendon VIC 3040	\$802,000	21-Dec-21

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 February 2022

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1/9 McCulloch Street Essendon North VIC 3041

 2  1  2

Sold Price

^{RS} **\$750,000**

Sold Date

13-Nov-21

Distance

0.37km



2/12 Graves Street Essendon VIC 3040

 2  1  1

Sold Price

^{RS} **\$740,000**

Sold Date

12-Dec-21

Distance

0.17km



4/155 Deakin Street Essendon VIC 3040

 2  1  1

Sold Price

^{RS} **\$802,000**

Sold Date

21-Dec-21

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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