

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 Woolley Street, Essendon Vic 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,850,000 & \$1,950,000

Median sale price

Median price \$1,997,500 Property Type House Suburb Essendon

Period - From 01/04/2022 to 30/06/2022 Source REIV

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 six 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	12 Batman St ABERFELDIE 3040	\$1,900,000	09/04/2022
2	74 Cooper St ESSENDON 3040	\$1,900,000	07/05/2022
3			

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 six months.~~

This Statement of Information was prepared on:

27/09/2022 10:12

Michael Torcasio

9645 9699

0434 351 468

michael@whitefoxrealestate.com.au

Indicative Selling Price

\$1,850,000 - \$1,950,000

Median House Price

June quarter 2022: \$1,997,500



 3  1  2

Property Type:

Land Size: 664 sqm approx

Agent Comments

Comparable Properties



12 Batman St ABERFELDIE 3040 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,900,000

Method: Auction Sale

Date: 09/04/2022

Property Type: House (Res)

Land Size: 650 sqm approx



74 Cooper St ESSENDON 3040 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,900,000

Method: Auction Sale

Date: 07/05/2022

Property Type: House (Res)

Land Size: 841 sqm approx

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 six months.