

## 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

4/7-9 QUEEN STREET ESSENDON VIC 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,000

Property type

Unit

Suburb

Essendon

Period-from

01 Jun 2022

to

31 May 2023

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

6/1 QUEEN STREET ESSENDON VIC 3040	\$680,000	20-Jan-23
3/234 PASCOE VALE ROAD ESSENDON VIC 3040	\$710,000	12-May-23
5/88A COOPER STREET ESSENDON VIC 3040	\$715,000	14-May-23

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: 07 June 2023

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**6/1 QUEEN STREET ESSENDON VIC 3040**

Sold Price

**\$680,000** Sold Date **20-Jan-23** 2  2  1Distance **0.05km****3/234 PASCOE VALE ROAD  
ESSENDON VIC 3040**

Sold Price

**\$710,000** Sold Date **12-May-23** 2  2  2Distance **1.72km****5/88A COOPER STREET  
ESSENDON VIC 3040**

Sold Price

<sup>RS</sup> **\$715,000** Sold Date **14-May-23** 2  1  1Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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