

The RayWhite logo is positioned in the top right corner of the page. It consists of the brand name "RayWhite." in a bold, black, sans-serif font, set against a bright yellow rectangular background. The background of the entire page is a blurred photograph of people holding up white circular signs with yellow centers and black numbers, set against a backdrop of green foliage and sunlight filtering through the trees, creating a bokeh effect.

RayWhite.

A hand is holding a white sign with a yellow circular center. Inside the yellow circle, the number "15" is printed in a large, bold, black font. The sign is held up against a background of blurred green leaves and sunlight.

15

A hand is holding a white sign with a yellow circular center. Inside the yellow circle, the number "19" is printed in a large, bold, black font. The sign is held up against a background of blurred green leaves and sunlight.

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Statement of information

3/101-103 GLASS STREET, ESSENDON, VIC 3040
PREPARED BY JAMIL ALLOUCHE, RAY WHITE BRUNSWICK

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/101-103 GLASS STREET, ESSENDON,

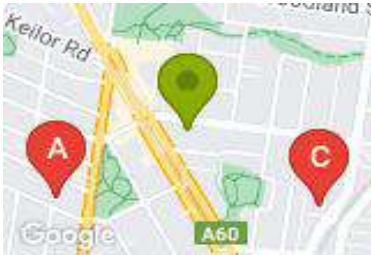
2
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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$460,000 to \$490,000**

Provided by: Belinda Rabar, Ray White Brunswick

MEDIAN SALE PRICE



ESSENDON, VIC, 3040

Suburb Median Sale Price (Unit)

\$547,500

01 July 2023 to 30 June 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



3/8 BRAEMAR ST, ESSENDON, VIC 3040

2
 1
 1

Sale Price

***\$470,000**

Sale Date: 02/05/2024

Distance from Property: 495m



6/101-103 GLASS ST, ESSENDON, VIC 3040

2
 1
 1

Sale Price

\$524,999

Sale Date: 16/04/2024

Distance from Property: 0m



12/35 GRICE CRES, ESSENDON, VIC 3040

2
 1
 1

Sale Price

\$525,000

Sale Date: 11/06/2024

Distance from Property: 504m



This report has been compiled on 24/08/2024 by Ray White Brunswick. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

3/101-103 GLASS STREET, ESSENDON, VIC 3040

Indicative selling price

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

Price Range:

\$460,000 to \$490,000

Median sale price

Median price

\$547,500

Property type

Unit

Suburb

ESSENDON

Period

01 July 2023 to 30 June 2024

Source



Comparable property sales

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

| | | |
|--|------------|------------|
| 3/8 BRAEMAR ST, ESSENDON, VIC 3040 | *\$470,000 | 02/05/2024 |
| 6/101-103 GLASS ST, ESSENDON, VIC 3040 | \$524,999 | 16/04/2024 |
| 12/35 GRICE CRES, ESSENDON, VIC 3040 | \$525,000 | 11/06/2024 |

This Statement of Information was prepared on:

24/08/2024