

## 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

1A WENTWORTH AVENUE 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

or range  
between

\$1,800,000

&

\$1,980,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,785,000

Property type

House

Suburb

Essendon

Period-from

01 Mar 2022

to

28 Feb 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

|  |             |           |
|--|-------------|-----------|
| 42 FEEHAN AVENUE MOONEE PONDS VIC 3039   | \$1,800,000 | 27-Feb-23 |
| 14 HOUSTON AVENUE STRATHMORE VIC 3041    | \$2,025,000 | 17-Nov-22 |
| 41 ST KINNORD STREET ABERFELDIE VIC 3040 | \$1,980,000 | 12-Oct-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: 07 March 2023



**42 FEEHAN AVENUE MOONEE PONDS VIC 3039**

4 3 2

Sold Price <sup>RS</sup> **\$1,800,000** Sold Date **27-Feb-23**

Distance **2.56km**



**14 HOUSTON AVENUE STRATHMORE VIC 3041**

4 3 2

Sold Price <sup>RS</sup> **\$2,025,000** <sup>UN</sup> Sold Date **17-Nov-22**

Distance **0.67km**



**41 ST KINNORD STREET ABERFELDIE VIC 3040**

4 2 2

Sold Price <sup>RS</sup> **\$1,980,000** <sup>UN</sup> Sold Date **12-Oct-22**

Distance **1.82km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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