

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

1/6 Ballater 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Essendon

Period-from

01 Oct 2020

to

30 Sep 2021

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

4/972 Mt Alexander Road Essendon VIC 3040	\$690,000	13-Apr-21
5/33 Grice Crescent Essendon VIC 3040	\$780,000	17-May-21
3/7-9 Salter Street Essendon VIC 3040	\$750,000	28-Jun-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: 05 October 2021



4/972 Mt Alexander Road Essendon VIC 3040 Sold Price **\$690,000** Sold Date **13-Apr-21**

 2
  1
  1

Distance **1.03km**



5/33 Grice Crescent Essendon VIC 3040 Sold Price **\$780,000** Sold Date **17-May-21**

 2
  1
  1

Distance **1.1km**



3/7-9 Salter Street Essendon VIC 3040 Sold Price **\$750,000** Sold Date **28-Jun-21**

 2
  1
  1

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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