

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

4/24 WRIGHT 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

\$559,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Essendon

Period-from

01 May 2022

to

30 Apr 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

2/3 MITCHELL PARADE PASCOE VALE SOUTH VIC 3044	\$592,500	29-Apr-23
1/467 PASCOE VALE ROAD STRATHMORE VIC 3041	\$551,000	28-Jan-23
2/61 VANBERG ROAD ESSENDON VIC 3040	\$520,000	08-Feb-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: 12 May 2023

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**2/3 MITCHELL PARADE PASCOE VALE SOUTH VIC 3044** 2  1  1

Sold Price

^{RS} **\$592,500** Sold Date **29-Apr-23**Distance **1.42km****1/467 PASCOE VALE ROAD STRATHMORE VIC 3041** 2  1  1

Sold Price

\$551,000 Sold Date **28-Jan-23**Distance **1.42km****2/61 VANBERG ROAD ESSENDON VIC 3040** 2  1  1

Sold Price

\$520,000 Sold Date **08-Feb-23**Distance **1.69km****RS** = Recent sale**UN** = Undisclosed Sale

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