

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

107/11 GLASS 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

\$500,000

&

\$540,000

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

206/11 GLASS STREET ESSENDON VIC 3040	\$545,000	22-Dec-22
411/314 PASCOE VALE ROAD ESSENDON VIC 3040	\$555,000	18-Mar-23
403/1050 MT ALEXANDER ROAD ESSENDON VIC 3040	\$555,000	29-Mar-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: 09 May 2023

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**206/11 GLASS STREET ESSENDON
VIC 3040** 2  2  1

Sold Price

\$545,000

Sold Date

22-Dec-22

Distance

0km**411/314 PASCOE VALE ROAD
ESSENDON VIC 3040** 2  2  1

Sold Price

RS \$555,000

Sold Date

18-Mar-23

Distance

0.53km**403/1050 MT ALEXANDER ROAD
ESSENDON VIC 3040** 2  2  1

Sold Price

Sold Date

29-Mar-23

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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