

## 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

1/155 COOPER STREET ESSENDON VIC 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Essendon

Period-from

01 Oct 2023

to

30 Sep 2024

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

4/139 ROBERTS STREET ESSENDON VIC 3040	\$725,000	31-Aug-24
2/31 CLARINDA ROAD ESSENDON VIC 3040	\$705,000	05-Jun-24
1/162 OGILVIE STREET ESSENDON VIC 3040	\$781,000	25-May-24

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: 24 October 2024



**4/139 ROBERTS STREET  
ESSENDON VIC 3040**

2 1 1

Sold Price

<sup>RS</sup>

**\$725,000**

Sold Date

**31-Aug-24**

Distance

**0.22km**



**2/31 CLARINDA ROAD ESSENDON  
VIC 3040**

2 1 1

Sold Price

**\$705,000**

Sold Date

**05-Jun-24**

Distance

**2.23km**



**1/162 OGILVIE STREET ESSENDON  
VIC 3040**

2 1 1

Sold Price

**\$781,000**

Sold Date

**25-May-24**

Distance

**0.39km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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