

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 6/1A CLARINDA ROAD, ESSENDON, VIC 🕮 1 🕀 1 🚓 1

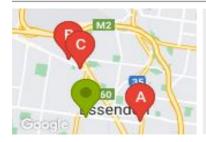
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$350,000

Provided by: Andrew Pennisi, Pennisi Real Estate

## **MEDIAN SALE PRICE**



## ESSENDON, VIC, 3040

Suburb Median Sale Price (Unit)

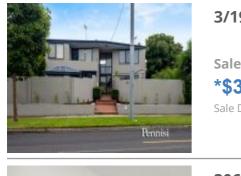
\$570,000

01 April 2022 to 31 March 2023

Provided by: pricefinder

## **COMPARABLE PROPERTIES**

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



## 3/191 PASCOE VALE RD, ESSENDON, VIC 3040 🖳 1 🕒 1 **a**1 **Sale Price** \*\$345.000 Sale Date: 14/04/2023 Distance from Property: 1.4km **306/1C BERRY ST, ESSENDON NORTH, VIC** \_\_\_1 ھ 1 🔁 1 **Sale Price** \*\$350,000 Sale Date: 14/04/2023 Distance from Property: 1.7km 203/36 COLLINS ST, ESSENDON, VIC 3040 \_\_\_1 **1** Æ 1 **Sale Price** \*\$362,500

Sale Date: 24/02/2023

Distance from Property: 1.4km

#### This report has been compiled on 28/04/2023 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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# Statement of Information Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.* 

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

### Property offered for sale

Address Including suburb and postcode

6/1A CLARINDA ROAD, ESSENDON, VIC 3040

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$350,000

### Median sale price

Median price	\$570,000	Property type	Unit	Suburb	ESSENDON
Period	01 April 2022 to 31 Ma	rch 2023	Source	pricefinder	

### **Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last six 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
3/191 PASCOE VALE RD, ESSENDON, VIC 3040	*\$345,000	14/04/2023
306/1C BERRY ST, ESSENDON NORTH, VIC 3041	*\$350,000	14/04/2023
203/36 COLLINS ST, ESSENDON, VIC 3040	*\$362,500	24/02/2023

This Statement of Information was prepared on: 28/

28/04/2023

