

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

1A Woodvale Grove 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,635,000

Property type

Other

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

122A Cooper Street Essendon VIC 3040	\$1,172,000	19-Jun-21
4/18 Lawson Street Essendon VIC 3040	\$1,210,000	03-Jul-21
3/18 Lawson Street Essendon VIC 3040	\$1,210,000	12-May-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: 08 October 2021

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122A Cooper Street Essendon VIC 3040

Sold Price

\$1,172,000

Sold Date

19-Jun-21

3

2

2

Distance

1.9km



4/18 Lawson Street Essendon VIC 3040

Sold Price

\$1,210,000

Sold Date

03-Jul-21

3

3

-

Distance

1.97km



3/18 Lawson Street Essendon VIC 3040

Sold Price

Sold Date

12-May-21

3

-

-

Distance

1.98km

RS = Recent sale

UN = Undisclosed Sale

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