

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

1/6 Sturt 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,750

Property type

Unit

Suburb

Essendon

Period-from

01 Nov 2019

to

31 Oct 2020

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

5/78 Richardson Street Essendon VIC 3040	\$522,000	06-Jul-20
1/18 Balmoral Street Essendon VIC 3040	\$630,000	19-Jun-20
15/42-50 Napier Crescent Essendon VIC 3040	\$550,000	07-Feb-20

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: 26 November 2020


**5/78 Richardson Street Essendon
VIC 3040**

Sold Price

\$522,000

Sold Date

06-Jul-20

2

1

1

Distance

0.26km
**1/18 Balmoral Street Essendon VIC
3040**

Sold Price

\$630,000

Sold Date

19-Jun-20

2

1

1

Distance

0.61km
**15/42-50 Napier Crescent Essendon
VIC 3040**

Sold Price

\$550,000

Sold Date

07-Feb-20

2

1

2

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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