

## 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

2/3 Sturt Street Essendon VIC 3040

### Indicative selling price

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

Single Price

\$950,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,500

Property type

Unit

Suburb

Essendon

Period-from

01 Apr 2020

to

31 Mar 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

1/26 Winifred Street Essendon VIC 3040	\$950,000	01-Dec-20
3/12 Butler Street Essendon VIC 3040	\$940,000	20-Nov-20
69 Bulla Road Essendon North VIC 3041	\$950,000	20-Mar-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.~~

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Tony Downward  
 P 0393748320  
 M 0418884755  
 E tdownward@bradteal.com.au



**1/26 Winifred Street Essendon VIC 3040**

Sold Price

**\$950,000**

Sold Date **01-Dec-20**

 3  2  2

Distance **0.41km**



**3/12 Butler Street Essendon VIC 3040**

Sold Price

**\$940,000**

Sold Date **20-Nov-20**

 3  2  2

Distance **0.93km**



**69 Bulla Road Essendon North VIC 3041**

Sold Price

<sup>RS</sup> **\$950,000**

Sold Date **20-Mar-21**

 4  3  2

Distance **1.21km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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