

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

24 Robb 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

\$2,250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,395,000

Property type

House

Suburb

Essendon

Period-from

01 Sep 2018

to

31 Aug 2019

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

39 Hedderwick Street Essendon VIC 3040	\$2,150,000	04-Jun-19
13 Grandview Street Moonee Ponds VIC 3039	\$2,250,000	21-May-19
37 Roberts Street Essendon VIC 3040	\$2,190,000	25-May-19

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: 18 September 2019



39 Hedderwick Street Essendon VIC 3040

4 3 3

Sold Price

\$2,150,000

Sold Date

04-Jun-19

Distance

1.19km



13 Grandview Street Moonee Ponds VIC 3039

4 3 3

Sold Price

\$2,250,000

Sold Date

21-May-19

Distance

1.05km



37 Roberts Street Essendon VIC 3040

4 2 4

Sold Price

\$2,190,000

Sold Date

25-May-19

Distance

1.28km



145 Woodland Street Essendon VIC 3040

5 3 2

Sold Price

\$2,925,000

Sold Date

10-Jun-19

Distance

1.8km



67 Spencer Street Essendon VIC 3040

4 4 1

Sold Price

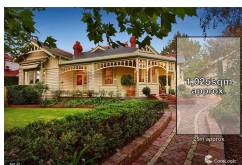
\$2,800,000^{UN}

Sold Date

29-Aug-19

Distance

1.45km



5 Jennings Street Moonee Ponds VIC 3039

5 2 2

Sold Price

\$2,750,000

Sold Date

08-May-19

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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**39 McCarron Parade Essendon VIC 3040**Sold Price **\$2,002,500^{UN}** Sold Date **05-May-19**

4 2 1

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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