

## 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

3/8 FITZGERALD ROAD 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

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Essendon

Period-from

01 Jan 2024

to

31 Dec 2024

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

2/33 GRICE CRESCENT ESSENDON VIC 3040	\$672,500	21-Nov-24
2/16 SCHOFIELD STREET ESSENDON VIC 3040	\$650,000	21-Nov-24
6/70 RICHARDSON STREET ESSENDON VIC 3040	\$625,000	29-Nov-24

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: 31 January 2025



**2/33 GRICE CRESCENT ESSENDON VIC 3040** Sold Price **\$672,500** Sold Date **21-Nov-24**

 2  1  1

Distance **1.23km**



**2/16 SCHOFIELD STREET ESSENDON VIC 3040** Sold Price **\$650,000** Sold Date **21-Nov-24**

 2  1  1

Distance **1.77km**



**6/70 RICHARDSON STREET ESSENDON VIC 3040** Sold Price <sup>RS</sup> **\$625,000** Sold Date **29-Nov-24**

 2  1  1

Distance **1.75km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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