

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

2/120 PRIMROSE 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

\$290,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Essendon

Period-from

01 Oct 2023

to

30 Sep 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

24/51 BUCKLEY STREET MOONEE PONDS VIC 3039	\$290,000	26-Jul-24
16/50 RICHARDSON STREET ESSENDON VIC 3040	\$295,000	30-Jul-24
5/1 ALLARD STREET BRUNSWICK WEST VIC 3055	\$300,000	27-Aug-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: 30 October 2024



24/51 BUCKLEY STREET MOONEE PONDS VIC 3039

 1  1  1

Sold Price

\$290,000

Sold Date

26-Jul-24

Distance

0.65km



16/50 RICHARDSON STREET ESSENDON VIC 3040

 1  1  1

Sold Price

^{RS} **\$295,000** ^{UN}

Sold Date

30-Jul-24

Distance

1.52km



5/1 ALLARD STREET BRUNSWICK WEST VIC 3055

 1  1  1

Sold Price

\$300,000

Sold Date

27-Aug-24

Distance

1.98km

RS = Recent sale

UN = Undisclosed Sale

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