

## 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

3/20 Renown Street Essendon North VIC 3041

### 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

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Sep 2020

to

31 Aug 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 2/144 Hoffmans Road Essendon VIC 3040 | \$660,000 | 10-Jul-21 |
| 3/12 Ida Street Niddrie VIC 3042      | \$678,000 | 26-Jun-21 |
| 4/207 Napier Street Essendon VIC 3040 | \$679,000 | 24-Apr-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.~~

This Statement of Information was prepared on: 22 September 2021

**2/144 Hoffmans Road Essendon VIC 3040**

Sold Price

**\$660,000**

Sold Date

**10-Jul-21** 2 1 1

Distance

**0.72km****3/12 Ida Street Niddrie VIC 3042**

Sold Price

**\$678,000**

Sold Date

**26-Jun-21** 2 1 1

Distance

**1.27km****4/207 Napier Street Essendon VIC 3040**

Sold Price

**\$679,000**

Sold Date

**24-Apr-21** 2 1 1

Distance

**1.79km**

RS = Recent sale

UN = Undisclosed Sale

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