

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

1/8 Violet 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

\$560,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$634,500

Property type

Unit

Suburb

Essendon

Period-from

01 Nov 2020

to

31 Oct 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

| | | |
|--|-----------|-----------|
| 2/7 Violet Street Essendon VIC 3040 | \$550,000 | 28-Aug-21 |
| 8/6 Edward Street Essendon VIC 3040 | \$555,000 | 28-Oct-21 |
| 2/5-9 Grice Crescent Essendon VIC 3040 | \$625,000 | 03-Jul-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: 19 November 2021

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2/7 Violet Street Essendon VIC 3040

2 1 1

Sold Price

\$550,000

Sold Date

28-Aug-21

Distance

0.08km

8/6 Edward Street Essendon VIC 3040

2 1 1

Sold Price

^{RS} **\$555,000**

Sold Date

28-Oct-21

Distance

0.25km

2/5-9 Grice Crescent Essendon VIC 3040

2 1 1

Sold Price

^{RS} **\$625,000**

Sold Date

03-Jul-21

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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