

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

7/1 FULLER 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

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Essendon

Period-from

01 May 2022

to

30 Apr 2023

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

10/992 MT ALEXANDER ROAD ESSENDON VIC 3040	\$395,000	09-Jan-23
13/297 PASCOE VALE ROAD ESSENDON VIC 3040	\$400,000	16-Jan-23
2/9 ARDOCH STREET ESSENDON VIC 3040	\$415,000	29-Apr-23

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: 02 May 2023

**10/992 MT ALEXANDER ROAD
ESSENDON VIC 3040** 2  1  2Sold Price **\$395,000** Sold Date **09-Jan-23**Distance **0.85km****13/297 PASCOE VALE ROAD
ESSENDON VIC 3040** 2  1  1Sold Price **\$400,000** Sold Date **16-Jan-23**Distance **1.07km****2/9 ARDOCH STREET ESSENDON
VIC 3040** 1  1  1Sold Price ^{RS} **\$415,000** Sold Date **29-Apr-23**Distance **0.85km****RS** = Recent sale**UN** = Undisclosed Sale

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