

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

311/36 COLLINS 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

\$549,000

&

\$569,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,500

Property type

Unit

Suburb

Essendon

Period-from

01 Nov 2021

to

31 Oct 2022

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

3/2 CLARINDA ROAD ESSENDON VIC 3040	\$560,000	26-Jun-22
4/23 FLETCHER STREET ESSENDON VIC 3040	\$552,000	18-Jun-22
8/324 PASCOE VALE ROAD ESSENDON VIC 3040	\$565,000	01-Jun-22

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: 01 November 2022



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**3/2 CLARINDA ROAD ESSENDON
VIC 3040**

2 2 1

Sold Price

\$560,000

Sold Date

26-Jun-22

Distance

1.4km



**4/23 FLETCHER STREET
ESSENDON VIC 3040**

2 1 -

Sold Price

\$552,000

Sold Date

18-Jun-22

Distance

1.81km



**8/324 PASCOE VALE ROAD
ESSENDON VIC 3040**

2 1 1

Sold Price

\$565,000

Sold Date

01-Jun-22

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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