

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

35 Emerald Street Essendon West 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

\$1,600,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

Other

Suburb

Essendon West

Period-from

01 Jan 2021

to

31 Dec 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 Pearl Street Essendon West VIC 3040	\$1,611,000	18-Dec-21
42 Garnet Street Niddrie VIC 3042	\$1,670,000	31-Jul-21
19 Hamilton Street Niddrie VIC 3042	\$1,800,000	20-Nov-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.~~

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2 Pearl Street Essendon West VIC 3040

3 1 2

Sold Price

^{RS} \$1,611,000

Sold Date

18-Dec-21

Distance

0.36km



42 Garnet Street Niddrie VIC 3042

5 2 4

Sold Price

^{RS} \$1,670,000

Sold Date

31-Jul-21

Distance

0.54km



19 Hamilton Street Niddrie VIC 3042

4 2 2

Sold Price

^{RS} \$1,800,000

Sold Date

20-Nov-21

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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