

## 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

16/96 GLASS STREET ESSENDON VIC 3040

### 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

\$350,000

&

\$380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Essendon

Period-from

01 Apr 2021

to

31 Mar 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

5/50 RICHARDSON STREET ESSENDON VIC 3040	\$401,000	02-Oct-21
4/96 GLASS STREET ESSENDON VIC 3040	\$460,000	24-Apr-21
11/164 NAPIER STREET ESSENDON VIC 3040	\$403,500	21-Mar-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: 29 April 2022

Corey Fiddes

M 0411136974

E Cfiddes@bradteal.com.au

**5/50 RICHARDSON STREET  
ESSENDON VIC 3040** 1  1  1

Sold Price

**\$401,000**

Sold Date

**02-Oct-21**

Distance

**0.43km****4/96 GLASS STREET ESSENDON  
VIC 3040** 2  1  1

Sold Price

**\$460,000**

Sold Date

**24-Apr-21**

Distance

**-****11/164 NAPIER STREET ESSENDON  
VIC 3040** 2  1  1

Sold Price

<sup>RS</sup> **\$403,500**

Sold Date

**21-Mar-22**

Distance

**0.53km****RS** = Recent sale**UN** = Undisclosed Sale

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