

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

3A DUDLEY STREET ESSENDON NORTH VIC 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$860,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Essendon North

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

1/24 CARRINGTON ROAD NIDDRIE VIC 3042	\$835,000	10-Nov-22
2/35 RYDER STREET NIDDRIE VIC 3042	\$885,000	13-Oct-22
4A VAYNOR STREET NIDDRIE VIC 3042	\$901,000	20-Sep-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: 21 November 2022

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**1/24 CARRINGTON ROAD NIDDRIE VIC 3042**

Sold Price

RS

\$835,000

Sold Date

10-Nov-22

3



1



2

Distance

0.53km**2/35 RYDER STREET NIDDRIE VIC 3042**

Sold Price

RS

\$885,000

Sold Date

13-Oct-22

3



2



1

Distance

0.8km**4A VAYNOR STREET NIDDRIE VIC 3042**

Sold Price

RS

\$901,000

Sold Date

20-Sep-22

3



2



1

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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