

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

116/55 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

\$275,000

&

\$299,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Essendon

Period-from

01 Jul 2020

to

30 Jun 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

203/36 Collins Street Essendon VIC 3040	\$350,000	27-Jan-21
5/36 Collins Street Essendon VIC 3040	\$350,000	14-Apr-21
302/76 Keilor Road Essendon North VIC 3041	\$330,000	09-Feb-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.~~

This Statement of Information was prepared on: 14 July 2021



203/36 Collins Street Essendon VIC 3040 Sold Price **\$350,000** Sold Date **27-Jan-21**

 1  1  1

Distance **0.07km**



5/36 Collins Street Essendon VIC 3040 Sold Price Sold Date **14-Apr-21**

 1  1  1

Distance **0.07km**



302/76 Keilor Road Essendon North VIC 3041 Sold Price **\$330,000** Sold Date **09-Feb-21**

 1  1  1

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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