

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

217/11 GLASS 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,500

Property type

Unit

Suburb

Essendon

Period-from

01 Jul 2023

to

30 Jun 2024

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

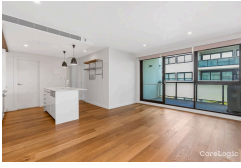
Date of sale

107/11 GLASS STREET ESSENDON VIC 3040	\$516,000	20-Jan-24
10/82 RALEIGH STREET ESSENDON VIC 3040	\$558,000	18-Apr-24
9/947 MT ALEXANDER ROAD ESSENDON VIC 3040	\$560,000	24-Jan-24

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: 08 July 2024



107/11 GLASS STREET ESSENDON VIC 3040

Sold Price **\$516,000** Sold Date **20-Jan-24**

 2  2  -

Distance **0.03km**

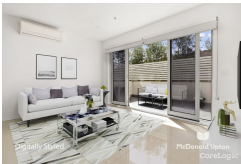


10/82 RALEIGH STREET ESSENDON VIC 3040

Sold Price **\$558,000** Sold Date **18-Apr-24**

 2  1  1

Distance **0.62km**



9/947 MT ALEXANDER ROAD ESSENDON VIC 3040

Sold Price **\$560,000** Sold Date **24-Jan-24**

 2  2  1

Distance **0.66km**

RS = Recent sale UN = Undisclosed Sale

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