

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

6/16 VANBERG ROAD 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

\$459,000

&

\$479,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,500

Property type

Unit

Suburb

Essendon

Period-from

01 Apr 2024

to

31 Mar 2025

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

3/2 WAXMAN PARADE BRUNSWICK WEST VIC 3055	\$479,000	18-Mar-25
6/7 ALLARD STREET BRUNSWICK WEST VIC 3055	\$467,500	14-Dec-24
806/1 OLIVE YORK WAY BRUNSWICK WEST VIC 3055	\$460,000	04-Feb-25

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 April 2025



**3/2 WAXMAN PARADE
BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price

^{RS}

\$479,000

Sold Date

18-Mar-25

Distance

0.5km



**6/7 ALLARD STREET BRUNSWICK
WEST VIC 3055**

 1  1  1

Sold Price

\$467,500

Sold Date

14-Dec-24

Distance

1.84km



**806/1 OLIVE YORK WAY
BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price

\$460,000

Sold Date

04-Feb-25

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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