

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

8/18 SHAFTESBURY 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

\$320,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Essendon

Period-from

01 Aug 2022

to

31 Jul 2023

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

21/56 NICHOLSON STREET ESSENDON VIC 3040	\$335,000	02-Mar-23
6/18 SHAFTESBURY STREET ESSENDON VIC 3040	\$330,999	05-Nov-22
11/10 ARDOCH STREET ESSENDON VIC 3040	\$340,000	10-Feb-23

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: 01 August 2023



**21/56 NICHOLSON STREET
ESSENDON VIC 3040**

1 1 1

Sold Price **\$335,000** Sold Date **02-Mar-23**

Distance **0.12km**



**6/18 SHAFTESBURY STREET
ESSENDON VIC 3040**

1 1 1

Sold Price **\$330,999** Sold Date **05-Nov-22**

Distance **0km**



**11/10 ARDOCH STREET ESSENDON
VIC 3040**

1 1 1

Sold Price **\$340,000** Sold Date **10-Feb-23**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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