

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

76A DEAKIN 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

\$1,450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,500

Property type

Unit

Suburb

Essendon

Period-from

01 Jun 2021

to

31 May 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

80A DEAKIN STREET ESSENDON VIC 3040	\$1,450,000	24-Nov-21
1A BEAVER STREET ABERFELDIE VIC 3040	\$1,575,000	10-Mar-22
160A SPENCER STREET ESSENDON VIC 3040	\$1,400,000	24-Mar-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: 22 June 2022

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**80A DEAKIN STREET ESSENDON
VIC 3040**

 3  1  1

Sold Price **\$1,450,000** Sold Date **24-Nov-21**

Distance -



**1A BEAVER STREET ABERFELDIE
VIC 3040**

 4  3  2

Sold Price **\$1,575,000** Sold Date **10-Mar-22**

Distance **1.39km**



**160A SPENCER STREET ESSENDON
VIC 3040**

 4  2  2

Sold Price ^{RS} **\$1,400,000** Sold Date **24-Mar-22**

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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