

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

32 PROSPECT STREET ESSENDON WEST 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

\$1,450,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,420,000

Property type

House

Suburb

Essendon West

Period-from

01 May 2021

to

30 Apr 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

21 CLYDEBANK ROAD ESSENDON WEST VIC 3040	\$1,575,000	23-Mar-22
9 PROSPECT STREET ESSENDON WEST VIC 3040	\$1,475,000	03-Dec-21
7 PROSPECT STREET ESSENDON WEST VIC 3040	\$1,475,000	03-Dec-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.

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21 CLYDEBANK ROAD ESSENDON WEST VIC 3040

5 2 3

Sold Price

RS

\$1,575,000

Sold Date

23-Mar-22

Distance

0.3km



9 PROSPECT STREET ESSENDON WEST VIC 3040

3 1 4

Sold Price

\$1,475,000

Sold Date

03-Dec-21

Distance

0.24km



7 PROSPECT STREET ESSENDON WEST VIC 3040

4 1 4

Sold Price

Sold Date

03-Dec-21

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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