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

6/18 SHAFTESBURY STREET ESSENDON VIC 3040

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	5.500.000	&	\$330,000
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$645,000	Property type	Unit	Suburb	Essendon

30 Sep 2022

Source

Comparable property sales (*Delete A or B below as applicable)

01 Oct 2021

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.

to

Address of comparable property	Price	Date of sale	
4/185 BUCKLEY STREET ESSENDON VIC 3040	\$337,500	17-Jun-22	
11/29 RALEIGH STREET ESSENDON VIC 3040	\$329,999	26-May-22	
110/314 PASCOE VALE ROAD ESSENDON VIC 3040	\$315,000	15-Sep-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: 15 October 2022



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consumer.vic.gov.au

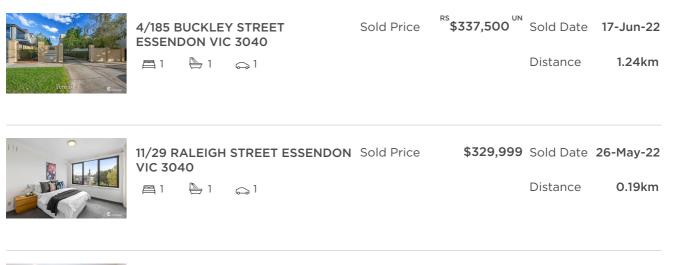


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110/314 PASCOE VALE ROAD ESSENDON VIC 3040		Sold Price	^{RS} \$315,000 Sold Date	15-Sep-22	
酉 1	1	⇔ 1		Distance	0.67km

RS = Recent sale UN = Undisclosed Sale

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