

## 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

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

Single Price

or range  
between

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Essendon

Period-from

01 Oct 2021

to

30 Sep 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

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


**4/185 BUCKLEY STREET  
ESSENDON VIC 3040**

1 1 1

Sold Price

<sup>RS</sup> **\$337,500** <sup>UN</sup>

Sold Date

**17-Jun-22**

Distance

**1.24km**

**11/29 RALEIGH STREET ESSENDON  
VIC 3040**

1 1 1

Sold Price

<sup>RS</sup> **\$329,999**

Sold Date

**26-May-22**

Distance

**0.19km**

**110/314 PASCOE VALE ROAD  
ESSENDON VIC 3040**

1 1 1

Sold Price

<sup>RS</sup> **\$315,000**

Sold Date

**15-Sep-22**

Distance

**0.67km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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