

## 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

6/55 Ogilvie 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

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Essendon

Period-from

01 Jun 2020

to

31 May 2021

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

1/55 Ogilvie Street Essendon VIC 3040	\$501,999	21-Oct-20
4/17 Nimmo Street Essendon VIC 3040	\$460,000	08-Jul-20
3/322 Buckley Street Essendon VIC 3040	\$480,000	10-Oct-20

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: 24 June 2021



**1/55 Ogilvie Street Essendon VIC 3040**

Sold Price

**\$501,999**

Sold Date

**21-Oct-20**

2

1

1

Distance

-



**4/17 Nimmo Street Essendon VIC 3040**

Sold Price

**\$460,000**

Sold Date

**08-Jul-20**

2

1

1

Distance

**0.45km**



**3/322 Buckley Street Essendon VIC 3040**

Sold Price

**\$480,000**

Sold Date

**10-Oct-20**

2

1

1

Distance

**0.66km**

RS = Recent sale

UN = Undisclosed Sale

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