

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

11/137A Woodland 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

or range
between

\$370,000

&

\$405,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,500

Property type

Unit

Suburb

Essendon

Period-from

01 May 2020

to

30 Apr 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

G19/2 Gillies Street Essendon North VIC 3041	\$375,000	31-Jan-21
7/82 Bulla Road Strathmore VIC 3041	\$390,000	19-Feb-21
202/316 Pascoe Vale Road Essendon VIC 3040	\$372,000	15-Feb-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.~~

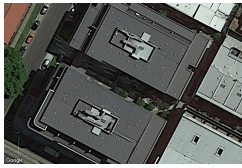
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619/2 Gillies Street Essendon North VIC 3041 Sold Price **\$375,000** Sold Date **31-Jan-21**

1 1 1

Distance **0.83km**



7/82 Bulla Road Strathmore VIC 3041 Sold Price **\$390,000** Sold Date **19-Feb-21**

1 1 1

Distance **0.97km**



202/316 Pascoe Vale Road Essendon VIC 3040 Sold Price **\$372,000** Sold Date **15-Feb-21**

1 1 1

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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