

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

10/137A 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

\$430,000

&

\$473,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Essendon

Period-from

01 Feb 2020

to

31 Jan 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

1/28 Warner Street Essendon VIC 3040	\$450,000	08-Dec-20
302/16 Leake Street Essendon VIC 3040	\$471,000	15-Feb-21
6/15 Woodvale Close Essendon VIC 3040	\$430,000	07-Nov-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: 19 February 2021

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1/28 Warner Street Essendon VIC 3040

Sold Price

\$450,000

Sold Date **08-Dec-20**

2

1

1

Distance

0.13km



302/16 Leake Street Essendon VIC 3040

Sold Price

^{RS} **\$471,000**

Sold Date **15-Feb-21**

2

1

1

Distance

0.53km



6/15 Woodvale Close Essendon VIC 3040

Sold Price

\$430,000

Sold Date **07-Nov-20**

2

1

1

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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