

## 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

7/16 LALUMA STREET ESSENDON VIC 3040

### Indicative selling price

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

Single Price

or range  
between

\$900,000

&

\$960,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Essendon

Period-from

01 Oct 2022

to

30 Sep 2023

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

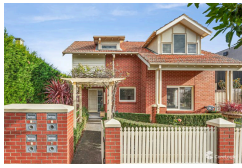
Date of sale

1/15 BALMORAL STREET ESSENDON VIC 3040	\$971,000	22-Jul-23
3/3 MARY STREET ESSENDON VIC 3040	\$911,000	13-May-23
4/142 COOPER STREET ESSENDON VIC 3040	\$1,000,000	27-Jun-23

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: 20 October 2023



**1/15 BALMORAL STREET  
ESSENDON VIC 3040**

 3  1  1

Sold Price

**\$971,000**

Sold Date

**22-Jul-23**

Distance

**0.26km**



**3/3 MARY STREET ESSENDON VIC  
3040**

 3  1  1

Sold Price

**\$911,000**

Sold Date

**13-May-23**

Distance

**0.62km**



**4/142 COOPER STREET ESSENDON  
VIC 3040**

 3  2  2

Sold Price

**\$1,000,000**

Sold Date

**27-Jun-23**

Distance

**1.25km**

RS = Recent sale

UN = Undisclosed Sale

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