

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

2/7 Violet 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,000

Property type

Unit

Suburb

Essendon

Period-from

01 Mar 2020

to

28 Feb 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

1/7 Violet Street Essendon VIC 3040	\$497,000	09-Dec-19
9/7 Willow Street Essendon VIC 3040	\$480,000	10-Mar-21
2/4 Balmoral Street Essendon VIC 3040	\$486,000	13-Oct-19

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: 29 March 2021



1/7 Violet Street Essendon VIC 3040

2 1 1

Sold Price **\$497,000** Sold Date **09-Dec-19**

Distance -



9/7 Willow Street Essendon VIC 3040

2 1 1

Sold Price ^{RS} **\$480,000** Sold Date **10-Mar-21**

Distance **0.57km**



2/4 Balmoral Street Essendon VIC 3040

2 1 1

Sold Price **\$486,000** Sold Date **13-Oct-19**

Distance **0.76km**



3/18 Balmoral Street Essendon VIC 3040

2 1 1

Sold Price **\$510,000** Sold Date **07-Mar-20**

Distance **0.86km**



6/11 Spencer Street Essendon VIC 3040

2 1 1

Sold Price **\$490,000** Sold Date **19-Dec-19**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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