

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

2/22 Fletcher 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,000

Property type

Unit

Suburb

Essendon

Period-from

01 Feb 2019

to

31 Jan 2020

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

6/243 Pascoe Vale Road Essendon VIC 3040	\$635,000	16-Nov-19
1/3-5 Salter Street Essendon VIC 3040	\$656,000	10-Aug-19
6/348 Buckley Street Essendon VIC 3040	\$645,000	23-Jan-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: 05 February 2020



6/243 Pascoe Vale Road Essendon VIC 3040

Sold Price

\$635,000

Sold Date

16-Nov-19



2



1



1

Distance

0.29km



1/3-5 Salter Street Essendon VIC 3040

Sold Price

\$656,000

Sold Date

10-Aug-19



3



1



1

Distance

0.93km



6/348 Buckley Street Essendon VIC 3040

Sold Price

\$645,000

Sold Date

23-Jan-19



3



1



1

Distance

2.69km

RS = Recent sale

UN = Undisclosed Sale

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