

## 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

7/21 Grice Crescent Essendon VIC 3040

### Indicative selling price

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

Single Price

\$300,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Essendon

Period-from

01 Dec 2020

to

30 Nov 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

3/2 St Kinnord Street Aberfeldie VIC 3040	\$315,000	21-Jun-21
6/242 Pascoe Vale Road Essendon VIC 3040	\$285,000	13-Oct-21
8/39 St Kinnord Street Aberfeldie VIC 3040	\$315,000	17-Dec-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.~~

This Statement of Information was prepared on: 21 December 2021

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**3/2 St Kinnord Street Aberfeldie  
 VIC 3040**

 1  1  1

Sold Price

**\$315,000**

Sold Date

**21-Jun-21**

Distance

**1.45km**



**6/242 Pascoe Vale Road Essendon  
 VIC 3040**

 1  1  1

Sold Price

**\$285,000**

Sold Date

**13-Oct-21**

Distance

**0.77km**



**8/39 St Kinnord Street Aberfeldie  
 VIC 3040**

 1  1  1

Sold Price

<sup>RS</sup> **\$315,000**

Sold Date

**17-Dec-21**

Distance

**1.61km**

RS = Recent sale

UN = Undisclosed Sale

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