

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

12/137A 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

\$295,000

&

\$324,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,500

Property type

Unit

Suburb

Essendon

Period-from

01 Jun 2021

to

31 May 2022

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

5/21 RICHARDSON STREET ESSENDON VIC 3040	\$310,000	01-Mar-22
18/32 RICHARDSON STREET ESSENDON VIC 3040	\$315,000	18-Jan-22
14/32 RICHARDSON STREET ESSENDON VIC 3040	\$322,500	03-Mar-22

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: 30 June 2022

**5/21 RICHARDSON STREET
ESSENDON VIC 3040** 1  1  1

Sold Price

\$310,000

Sold Date

01-Mar-22

Distance

1.11km**18/32 RICHARDSON STREET
ESSENDON VIC 3040** 1  1  1

Sold Price

\$315,000

Sold Date

18-Jan-22

Distance

0.92km**14/32 RICHARDSON STREET
ESSENDON VIC 3040** 1  1  1

Sold Price

\$322,500

Sold Date

03-Mar-22

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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