

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

43 WOODLAND STREET 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

\$2,100,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,775,500

Property type

House

Suburb

Essendon

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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

|                                    |         |           |
|------------------------------------|---------|-----------|
| 7 THE CROSSWAY STRATHMORE VIC 3041 | 2160000 | 11-Apr-22 |
| 6 WOODVALE GROVE ESSENDON VIC 3040 | 2351000 | 28-May-22 |
| 18 LYTTLE AVENUE ESSENDON VIC 3040 | 2110000 | 14-May-22 |

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 03 July 2022

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**7 THE CROSSWAY STRATHMORE  
VIC 3041**

 4  2  2

Sold Price

<sup>RS</sup> **2160000** <sup>UN</sup>

Sold Date

**11-Apr-22**

Distance

**0.22km**



**6 WOODVALE GROVE ESSENDON  
VIC 3040**

 4  2  3

Sold Price

<sup>RS</sup> **2351000**

Sold Date

**28-May-22**

Distance

**0.34km**



**18 LYTTLE AVENUE ESSENDON VIC  
3040**

 4  3  2

Sold Price

<sup>RS</sup> **2110000**

Sold Date

**14-May-22**

Distance

**0.56km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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