

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 Clydebank Road Essendon West 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

\$1,230,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,107,500

Property type

House

Suburb

Essendon West

Period-from

01 Dec 2018

to

30 Nov 2019

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

27 Emerald Street Essendon West VIC 3040	\$1,225,000	21-Nov-19
13 Sapphire Street Essendon West VIC 3040	\$1,290,000	19-Oct-19
18 Garnet Street Essendon West VIC 3040	\$1,140,000	07-Sep-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: 09 December 2019



27 Emerald Street Essendon West VIC 3040

Sold Price

RS

\$1,225,000

Sold Date

21-Nov-19

4



1



2

Distance

0.34km

13 Sapphire Street Essendon West VIC 3040

Sold Price

\$1,290,000

Sold Date

19-Oct-19

3



1



1

Distance

0.6km

18 Garnet Street Essendon West VIC 3040

Sold Price

\$1,140,000

Sold Date

07-Sep-19

4



2



3

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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