

## 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

2/26 Wright 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

or range  
between

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$634,500

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

2/1 Woodvale Close Essendon VIC 3040	\$755,000	08-Oct-21
1/14 Raleigh Street Essendon VIC 3040	\$800,000	16-Oct-21
1/374 Ohea Street Pascoe Vale South VIC 3044	\$850,000	14-Oct-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: 03 December 2021

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**2/1 Woodvale Close Essendon VIC 3040**

Sold Price

RS

**\$755,000**

Sold Date

**08-Oct-21** 2 1 2

Distance

**0.14km****1/14 Raleigh Street Essendon VIC 3040**

Sold Price

RS

**\$800,000**

Sold Date

**16-Oct-21** 2 1 1

Distance

**1.06km****1/374 Ohea Street Pascoe Vale South VIC 3044**

Sold Price

RS

**\$850,000**

Sold Date

**14-Oct-21** 3 1 2

Distance

**1.61km**

RS = Recent sale

UN = Undisclosed Sale

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