

## 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

15/2A Cameron Road 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

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$649,000

Property type

Unit

Suburb

Essendon

Period-from

01 Mar 2021

to

28 Feb 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

4/58 Nicholson Street Essendon VIC 3040	\$700,000	06-Nov-21
2/48 Richardson Street Essendon VIC 3040	\$745,000	01-Mar-22
11/6 Winifred Street Essendon VIC 3040	\$740,000	25-Sep-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.~~

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Brad Teal  
 P 93748304  
 M 0411753230  
 E brad@bradteal.com.au



**4/58 Nicholson Street Essendon  
VIC 3040**

 2  1  1

Sold Price **\$700,000** Sold Date **06-Nov-21**

Distance **0.75km**



**2/48 Richardson Street Essendon  
VIC 3040**

 2  1  1

Sold Price <sup>RS</sup> **\$745,000** Sold Date **01-Mar-22**

Distance **1.32km**



**11/6 Winifred Street Essendon VIC  
3040**

 2  2  1

Sold Price **\$740,000** Sold Date **25-Sep-21**

Distance **1.34km**

RS = Recent sale      UN = Undisclosed Sale

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