

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

3/155 ROBERTS 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

\$720,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Essendon

Period-from

01 May 2023

to

30 Apr 2024

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

2/356 BUCKLEY STREET ESSENDON VIC 3040

\$750,000

08-May-24

1/60 DEAKIN STREET ESSENDON VIC 3040

\$720,000

16-Dec-23

3/47 COOPER STREET ESSENDON VIC 3040

\$805,000

20-Apr-24

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: 20 May 2024



**2/356 BUCKLEY STREET
ESSENDON VIC 3040**

 3  1  1

Sold Price ^{RS} **\$750,000** ^{UN} Sold Date **08-May-24**

Distance **1.56km**



**1/60 DEAKIN STREET ESSENDON
VIC 3040**

 3  1  1

Sold Price **\$720,000** Sold Date **16-Dec-23**

Distance **1.01km**



**3/47 COOPER STREET ESSENDON
VIC 3040**

 2  1  1

Sold Price ^{RS} **\$805,000** Sold Date **20-Apr-24**

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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