

## 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

11/1 FULLER 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

\$390,000

&

\$429,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Essendon

Period-from

01 Oct 2021

to

30 Sep 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

10/12 SCHOFIELD STREET ESSENDON VIC 3040	\$395,000	24-Aug-22
5/137A WOODLAND STREET ESSENDON VIC 3040	\$390,000	23-May-22
2/1 WASHINGTON STREET ESSENDON VIC 3040	\$422,000	07-Oct-22

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: 10 October 2022

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**10/12 SCHOFIELD STREET  
ESSENDON VIC 3040** 2  1  1

Sold Price

<sup>RS</sup>**\$395,000**

Sold Date

**24-Aug-22**

Distance

**0.2km****5/137A WOODLAND STREET  
ESSENDON VIC 3040** 2  1  1

Sold Price

<sup>RS</sup>**\$390,000**

Sold Date

**23-May-22**

Distance

**0.21km****2/1 WASHINGTON STREET  
ESSENDON VIC 3040** 2  1  1

Sold Price

<sup>RS</sup>**\$422,000**

Sold Date

**07-Oct-22**

Distance

**1.32km****RS** = Recent sale**UN** = Undisclosed Sale

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