

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

5 GARDEN 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

\$1,430,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,788,750

Property type

House

Suburb

Essendon

Period-from

01 Mar 2023

to

29 Feb 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

27 PURCHES AVENUE PASCOE VALE SOUTH VIC 3044	\$1,425,000	12-Oct-23
11 SYDENHAM STREET MOONEE PONDS VIC 3039	\$1,458,000	17-Nov-23

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: 25 March 2024



**27 PURCHES AVENUE PASCOE
VALE SOUTH VIC 3044**

 3  2  3

Sold Price **\$1,425,000** Sold Date **12-Oct-23**

Distance **1.34km**



**11 SYDENHAM STREET MOONEE
PONDS VIC 3039**

 4  2  2

Sold Price **\$1,458,000** Sold Date **17-Nov-23**

Distance **1.59km**

RS = Recent sale

UN = Undisclosed Sale

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