

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

6 Violet 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

\$2,150,000

&

\$2,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,380,000

Property type

House

Suburb

Essendon

Period-from

01 Jan 2019

to

31 Dec 2019

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

6 Banchory Street Essendon VIC 3040	\$2,250,000	20-Sep-19
89 Glass Street Essendon VIC 3040	\$2,300,000	21-Nov-19
103 Hedderwick Street Essendon VIC 3040	\$2,120,000	14-Dec-19

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: 21 January 2020



6 Banchory Street Essendon VIC 3040

5 2 2

Sold Price

\$2,250,000

Sold Date

20-Sep-19

Distance

0.78km



89 Glass Street Essendon VIC 3040

- - 3

Sold Price

\$2,300,000

Sold Date

21-Nov-19

Distance

1km



103 Hedderwick Street Essendon VIC 3040

3 1 2

Sold Price

\$2,120,000

Sold Date

14-Dec-19

Distance

1.64km

RS = Recent sale

UN = Undisclosed Sale

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