

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

2/7 FLOWER 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

\$485,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,000

Property type

Unit

Suburb

Essendon

Period-from

01 Mar 2022

to

28 Feb 2023

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

306/222 BUCKLEY STREET ESSENDON VIC 3040	\$525,000	24-Oct-22
2/21 SPENCER STREET ESSENDON VIC 3040	\$495,000	13-Sep-22
2/1044-1046 MT ALEXANDER ROAD ESSENDON VIC 3040	\$510,000	03-Feb-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: 24 March 2023



306/222 BUCKLEY STREET ESSENDON VIC 3040

2 2 1

Sold Price

\$525,000

Sold Date

24-Oct-22

Distance

0.51km



2/21 SPENCER STREET ESSENDON VIC 3040

2 1 1

Sold Price

\$495,000

Sold Date

13-Sep-22

Distance

1.06km



2/1044-1046 MT ALEXANDER ROAD ESSENDON VIC 3040

2 1 1

Sold Price

^{RS} **\$510,000**

Sold Date

03-Feb-23

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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