

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

13 CLYDEBANK ROAD ESSENDON WEST 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

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,241,028

Property type

House

Suburb

Essendon West

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

465 BUCKLEY STREET ESSENDON WEST VIC 3040	\$1,000,000	09-Nov-22
15 BATMAN STREET ABERFELDIE VIC 3040	\$1,150,000	10-May-22
57 HAMPTON ROAD ESSENDON WEST VIC 3040	\$1,130,000	13-Oct-21

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 March 2023

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**465 BUCKLEY STREET ESSENDON WEST VIC 3040** 4  2  -

Sold Price

\$1,000,000

Sold Date

09-Nov-22

Distance

0.25km**15 BATMAN STREET ABERFELDIE VIC 3040** 3  2  1

Sold Price

\$1,150,000

Sold Date

10-May-22

Distance

0.32km**57 HAMPTON ROAD ESSENDON WEST VIC 3040** 3  1  2

Sold Price

\$1,130,000

Sold Date

13-Oct-21

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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