

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

5/3-5 SALTER 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,999

Property type

Unit

Suburb

Essendon

Period-from

01 Feb 2022

to

31 Jan 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

7/31 GRICE CRESCENT ESSENDON VIC 3040	\$680,000	05-Feb-22
6/9 ARDOCH STREET ESSENDON VIC 3040	\$650,000	25-May-22
7/11 GLASS STREET ESSENDON VIC 3040	\$650,000	02-Nov-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: 09 February 2023

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**7/31 GRICE CRESCENT ESSENDON
VIC 3040** 2  1  1

Sold Price

\$680,000

Sold Date

05-Feb-22

Distance

0.09km**6/9 ARDOCH STREET ESSENDON
VIC 3040** 2  1  1

Sold Price

\$650,000

Sold Date

25-May-22

Distance

0.22km**7/11 GLASS STREET ESSENDON
VIC 3040** 2  2  2

Sold Price

^{RS} **\$650,000**

Sold Date

02-Nov-22

Distance

0.22km**5/972 MT ALEXANDER ROAD
ESSENDON VIC 3040** 2  1  1

Sold Price

\$675,000

Sold Date

03-Sep-22

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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