

## 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

49 SALMON AVENUE ESSENDON VIC 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$2,300,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,875,000

Property type

House

Suburb

Essendon

Period-from

01 Oct 2021

to

30 Sep 2022

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 WOODVALE GROVE ESSENDON VIC 3040	\$2,351,000	28-May-22
42 FORRESTER STREET ESSENDON VIC 3040	\$2,310,000	13-Aug-22
6 STANLEY STREET ESSENDON VIC 3040	\$2,300,000	20-Jun-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: 17 October 2022

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**6 WOODVALE GROVE ESSENDON  
VIC 3040** 4  2  3

Sold Price

**\$2,351,000**

Sold Date

**28-May-22**

Distance

**0.61km****42 FORRESTER STREET  
ESSENDON VIC 3040** 4  2  5

Sold Price

<sup>RS</sup> **\$2,310,000**

Sold Date

**13-Aug-22**

Distance

**1.89km****6 STANLEY STREET ESSENDON  
VIC 3040** 3  2  3

Sold Price

**\$2,300,000**

Sold Date

**20-Jun-22**

Distance

**1.61km**

RS = Recent sale

UN = Undisclosed Sale

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