

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

3/2 CLARINDA ROAD 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Essendon

Period-from

01 May 2021

to

30 Apr 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

14/213 BUCKLEY STREET ESSENDON VIC 3040	\$575,000	16-Mar-22
201/964 MT ALEXANDER ROAD ESSENDON VIC 3040	\$580,000	27-Apr-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: 23 May 2022



**14/213 BUCKLEY STREET
ESSENDON VIC 3040**

 2  2  1

Sold Price

\$575,000

Sold Date

16-Mar-22

Distance

0.09km



**201/964 MT ALEXANDER ROAD
ESSENDON VIC 3040**

 2  2  1

Sold Price

^{RS} **\$580,000**

Sold Date

27-Apr-22

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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