

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

10/99 Glass 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$566,000

Property type

Unit

Suburb

Essendon

Period-from

01 May 2019

to

30 Apr 2020

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

LG04/314 Pascoe Vale Road Essendon VIC 3040	\$395,000	17-Dec-19
303/10-14 Leake Street Essendon VIC 3040	\$375,000	17-Feb-20
7/1050 Mt Alexander Road Essendon VIC 3040	\$405,000	04-Nov-19

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: 31 May 2020



**LG04/314 Pascoe Vale Road
Essendon VIC 3040**

 1  1  1

Sold Price **\$395,000** Sold Date **17-Dec-19**

Distance -



**303/10-14 Leake Street Essendon
VIC 3040**

 1  1  1

Sold Price **\$375,000** Sold Date **17-Feb-20**

Distance **0.29km**



**7/1050 Mt Alexander Road
Essendon VIC 3040**

 1  1  1

Sold Price **\$405,000** Sold Date **04-Nov-19**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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