

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/55 AMELIA AVENUE 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

\$835,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Essendon

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

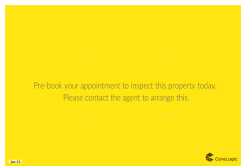
Date of sale

566B MORELAND ROAD BRUNSWICK WEST VIC 3055	\$810,000	17-Jun-21
3/74 WOODLAND STREET STRATHMORE VIC 3041	\$830,000	23-Oct-21
2/55 AMELIA AVENUE ESSENDON VIC 3040	\$837,000	09-Oct-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 08 November 2021



**566B MORELAND ROAD
BRUNSWICK WEST VIC 3055**

 3  3  1

Sold Price **\$810,000** Sold Date **17-Jun-21**

Distance **1.07km**

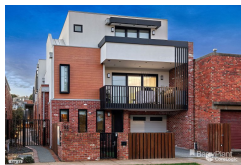


**3/74 WOODLAND STREET
STRATHMORE VIC 3041**

 2  2  2

Sold Price ^{RS} **\$830,000** ^{UN} Sold Date **23-Oct-21**

Distance **0.11km**



**2/55 AMELIA AVENUE ESSENDON
VIC 3040**

 2  2  1

Sold Price ^{RS} **\$837,000** Sold Date **09-Oct-21**

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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