

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

5/47 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,500

Property type

Unit

Suburb

Essendon

Period-from

01 Sep 2023

to

31 Aug 2024

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

9/36 FLETCHER STREET ESSENDON VIC 3040	\$581,000	29-May-24
1/1 MCCULLOCH STREET ESSENDON NORTH VIC 3041	\$577,500	30-Aug-24
2/1 ROYAL AVENUE ESSENDON NORTH VIC 3041	\$600,000	13-Jul-24

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: 30 September 2024



**9/36 FLETCHER STREET
ESSENDON VIC 3040**

 2  1  -

Sold Price

\$581,000

Sold Date **29-May-24**

Distance

0.9km



**1/1 MCCULLOCH STREET
ESSENDON NORTH VIC 3041**

 2  1  1

Sold Price

^{RS} **\$577,500**

Sold Date **30-Aug-24**

Distance

1.54km



**2/1 ROYAL AVENUE ESSENDON
NORTH VIC 3041**

 2  1  1

Sold Price

^{RS} **\$600,000**

Sold Date **13-Jul-24**

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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