

## 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

103 SPENCER STREET 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

or range  
between

\$1,690,000

&

\$1,790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,792,500

Property type

House

Suburb

Essendon

Period-from

01 Mar 2022

to

28 Feb 2023

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 AFTON STREET ABERFELDIE VIC 3040	\$1,750,000	17-Dec-22
147 WOODLAND STREET ESSENDON VIC 3040	\$1,760,000	03-Nov-22
20 GLEN STREET ESSENDON VIC 3040	\$1,740,000	05-Nov-22

OR

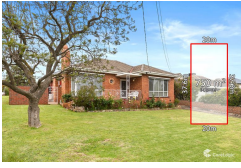
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 27 March 2023

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**9 AFTON STREET ABERFELDIE VIC 3040**Sold Price <sup>RS</sup> **\$1,750,000** Sold Date **17-Dec-22** 2  1  2Distance **1.32km****147 WOODLAND STREET  
ESSENDON VIC 3040**Sold Price **\$1,760,000** Sold Date **03-Nov-22** 3  1  2Distance **1.48km****20 GLEN STREET ESSENDON VIC 3040**Sold Price **\$1,740,000** Sold Date **05-Nov-22** 4  2  2Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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