

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

108/11 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Essendon

Period-from

01 Nov 2023

to

31 Oct 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

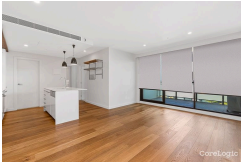
Date of sale

107/11 GLASS STREET ESSENDON VIC 3040	\$516,000	20-Jan-24
403/314 PASCOE VALE ROAD ESSENDON VIC 3040	\$485,000	10-Oct-24
217/11 GLASS STREET ESSENDON VIC 3040	\$552,500	26-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: 15 November 2024



**107/11 GLASS STREET ESSENDON
VIC 3040**

2 2 -

Sold Price

\$516,000

Sold Date **20-Jan-24**

Distance **0.03km**



**403/314 PASCOE VALE ROAD
ESSENDON VIC 3040**

2 2 1

Sold Price

^{RS} **\$485,000**

Sold Date **10-Oct-24**

Distance **0.53km**



**217/11 GLASS STREET ESSENDON
VIC 3040**

2 2 1

Sold Price

\$552,500

Sold Date **26-Jul-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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