

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

101/93-97 ROSE STREET ESSENDON VIC 3040

Address
Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | |
|----------|--|---------|-----------|-----------|
| or range | | Price & | \$620,000 | \$670,000 |
| Single | | | | |
| between | | | | |

Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|--------------|-------------|---------------|-------------|--------|-----------|
| Median Price | \$652,500 | Property type | Unit | Suburb | Essendon |
| Period-from | 01 Jul 2021 | to | 30 Jun 2022 | 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 |
|--------------------------------|-------|--------------|
| | | |
| | | |
| | | |

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: 14 July 2022