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	3/20 William Street, Essendon Vic 3040
postcode	
·	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$435,000	&	\$475,000
0	·		·

Median sale price

Median price	\$527,000	Pro	perty Type	Jnit		Suburb	Essendon
Period - From	18/10/2022	to	17/10/2023	s	ource	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	2/22 Grandison St MOONEE PONDS 3039	\$495,500	05/08/2023
2	110/87-89 Raleigh St ESSENDON 3040	\$495,000	24/08/2023
3	13/53 Buckley St MOONEE PONDS 3039	\$462,000	25/07/2023

OR

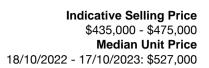
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/10/2023 18:40





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Property Type: Apartment

Agent Comments

Comparable Properties



2/22 Grandison St MOONEE PONDS 3039

(REI/VG) **-**2

Price: \$495.500 Method: Auction Sale Date: 05/08/2023 Property Type: Unit

Agent Comments



110/87-89 Raleigh St ESSENDON 3040 (REI)

-2





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Price: \$495,000 Method: Private Sale Date: 24/08/2023

Property Type: Apartment

Agent Comments



13/53 Buckley St MOONEE PONDS 3039 (REI/VG)







Price: \$462,000 Method: Private Sale Date: 25/07/2023 Rooms: 3

Property Type: Flat

Agent Comments

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



