

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

7/16 Laluma 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Essendon

Period-from

01 Feb 2020

to

31 Jan 2021

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

6/949-953 Mt Alexander Road Essendon VIC 3040	\$710,000	08-Dec-20
1/31 Clarinda Road Essendon VIC 3040	\$690,000	15-Oct-20
2/3-5 Salter Street Essendon VIC 3040	\$667,500	19-Dec-20

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: 18 February 2021



**6/949-953 Mt Alexander Road
Essendon VIC 3040**

3 1 1

Sold Price **\$710,000** Sold Date **08-Dec-20**

Distance **0.65km**



**1/31 Clarinda Road Essendon VIC
3040**

2 1 2

Sold Price **\$690,000** Sold Date **15-Oct-20**

Distance **0.85km**



**2/3-5 Salter Street Essendon VIC
3040**

3 1 1

Sold Price ^{RS} **\$667,500** Sold Date **19-Dec-20**

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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