

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

2/3-5 Salter 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,750

Property type

Unit

Suburb

Essendon

Period-from

01 Dec 2019

to

30 Nov 2020

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

1/33 Grice Crescent Essendon VIC 3040	\$670,000	11-Aug-20
4/19 Salmon Avenue Essendon VIC 3040	\$621,000	17-Aug-20
17/2A Cameron Road Essendon VIC 3040	\$634,000	14-Nov-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: 02 December 2020



1/33 Grice Crescent Essendon VIC 3040

Sold Price

\$670,000

Sold Date

11-Aug-20

2

1

2

Distance

0.1km

4/19 Salmon Avenue Essendon VIC 3040

Sold Price

\$621,000

Sold Date

17-Aug-20

2

1

1

Distance

0.51km

17/2A Cameron Road Essendon VIC 3040

Sold Price

^{RS} **\$634,000**

Sold Date

14-Nov-20

3

1

1

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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