

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 CLYDEBANK ROAD ESSENDON WEST 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

\$1,550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,515,000

Property type

House

Suburb

Essendon West

Period-from

01 Dec 2023

to

30 Nov 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

| | | |
|--|-------------|-----------|
| 31 CLYDEBANK ROAD ESSENDON WEST VIC 3040 | \$1,675,000 | 17-Aug-24 |
| 40 DEAKIN STREET ESSENDON VIC 3040 | \$1,565,000 | 30-Nov-24 |
| 97 FAWKNER STREET ABERFELDIE VIC 3040 | \$1,735,000 | 12-Dec-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: 14 December 2024



31 CLYDEBANK ROAD ESSENDON WEST VIC 3040

 4  2  2

Sold Price

\$1,675,000

Sold Date

17-Aug-24

Distance

0.2km



40 DEAKIN STREET ESSENDON VIC 3040

 3  2  2

Sold Price

^{RS} **\$1,565,000**

Sold Date

30-Nov-24

Distance

0.55km



97 FAWKNER STREET ABERFELDIE VIC 3040

 5  2  2

Sold Price

^{RS} **\$1,735,000** ^{UN}

Sold Date

12-Dec-24

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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