

## 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

3/10 BERYL STREET ESSENDON WEST VIC 3040

### Indicative selling price

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

Single Price

or range  
between

\$795,000

&

\$870,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Unit

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

2/21 NEVILLE STREET KEILOR EAST VIC 3033	\$814,000	16-Sep-24
1/25 EMERALD STREET ESSENDON WEST VIC 3040	\$850,500	08-Nov-24
3/38 MURIEL STREET NIDDRIE VIC 3042	\$795,000	21-Jul-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.~~

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**2/21 NEVILLE STREET KEILOR  
EAST VIC 3033**

 3  2  1

Sold Price <sup>RS</sup> **\$814,000** <sup>UN</sup> Sold Date **16-Sep-24**

Distance **1.54km**



**1/25 EMERALD STREET ESSENDON  
WEST VIC 3040**

 3  2  2

Sold Price <sup>RS</sup> **\$850,500** Sold Date **08-Nov-24**

Distance **0.26km**



**3/38 MURIEL STREET NIDDRIE VIC  
3042**

 2  2  1

Sold Price **\$795,000** Sold Date **21-Jul-24**

Distance **0.81km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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