Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property | offered | for | sale |
|-----------------|---------|-----|------|
|-----------------|---------|-----|------|

| | 301/16 Leake Street, Essendon Vic 3040 | |
|----------------------|--|--|
| Including suburb and | | |
| postcode | | |
| | | |
| postcode | | |

Indicative selling price

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

| Range between | \$580,000 | & | \$615,000 |
|---------------|-----------|----|-----------|
| | | 0) | |

Median sale price

| Median price \$537,500 | Pro | operty Type Uni | t | Suburb | Essendon |
|--------------------------|-----|-----------------|--------|--------|----------|
| Period - From 01/07/2025 | to | 30/09/2025 | Source | 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 | | Price | Date of sale | |
|--------------------------------|--------------------------------|-----------|--------------|--|
| 1 | 8/60 Buckley St ESSENDON 3040 | \$595,000 | 08/10/2025 | |
| 2 | 12/60 Buckley St ESSENDON 3040 | \$600,000 | 09/08/2025 | |
| 3 | 3/146 Cooper St ESSENDON 3040 | \$590,000 | 12/06/2025 | |

OR

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 six months.

| This Statement of Information was prepared on: | 08/10/2025 15:01 |
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