

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

4/12 MORTON 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

\$760,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Essendon

Period-from

01 Mar 2024

to

28 Feb 2025

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

4/37 BULLA ROAD ESSENDON NORTH VIC 3041	\$780,000	07-Nov-24
2/77 TENNYSON STREET ESSENDON VIC 3040	\$769,000	06-Dec-24
2 PARKSIDE BOULEVARD PASCOE VALE SOUTH VIC 3044	\$775,000	18-Feb-25

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: 26 March 2025



**4/37 BULLA ROAD ESSENDON
NORTH VIC 3041**

 2  1  1

Sold Price **\$780,000** Sold Date **07-Nov-24**

Distance **1.28km**



**2/77 TENNYSON STREET
ESSENDON VIC 3040**

 2  1  1

Sold Price **\$769,000** Sold Date **06-Dec-24**

Distance **1.52km**



**2 PARKSIDE BOULEVARD PASCOE
VALE SOUTH VIC 3044**

 2  1  2

Sold Price **\$775,000** Sold Date **18-Feb-25**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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