

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

41 RUBY STREET 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

or range
between

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,550,000

Property type

House

Suburb

Essendon West

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

31 NOLAN STREET NIDDRIE VIC 3042	\$1,420,000	23-Nov-24
47 JACKSON STREET NIDDRIE VIC 3042	\$1,425,000	16-Nov-24
8 SHAW STREET NIDDRIE VIC 3042	\$1,420,000	26-Oct-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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31 NOLAN STREET NIDDRIE VIC 3042

 4  2  4

Sold Price **\$1,420,000** Sold Date **23-Nov-24**

Distance **1.3km**



47 JACKSON STREET NIDDRIE VIC 3042

 3  2  2

Sold Price ^{RS} **\$1,425,000** Sold Date **16-Nov-24**

Distance **1.48km**



8 SHAW STREET NIDDRIE VIC 3042

 3  2  4

Sold Price **\$1,420,000** Sold Date **26-Oct-24**

Distance **1.5km**

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

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