

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

81 FORRESTER 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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,740,000

Property type

House

Suburb

Essendon

Period-from

01 Jan 2024

to

31 Dec 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

81 OGILVIE STREET ESSENDON VIC 3040

\$1,370,000

19-Oct-24

8 SHAW STREET NIDDRIE VIC 3042

\$1,420,000

26-Oct-24

63 SCOTT STREET MOONEE PONDS VIC 3039

\$1,422,000

14-Sep-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: 30 January 2025



81 OGILVIE STREET ESSENDON VIC 3040

Sold Price

^{RS}

\$1,370,000

Sold Date

19-Oct-24

 3

 1

 -

Distance

0.53km



8 SHAW STREET NIDDRIE VIC 3042

Sold Price

^{RS}

\$1,420,000

Sold Date

26-Oct-24

 3

 2

 2

Distance

1.26km



63 SCOTT STREET MOONEE PONDS VIC 3039

Sold Price

\$1,422,000

Sold Date

14-Sep-24

 2

 1

 2

Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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