

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

1/17 BULLA ROAD ESSENDON NORTH VIC 3041

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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Nov 2022

to

31 Oct 2023

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

1/44 FLETCHER STREET ESSENDON VIC 3040	\$392,000	01-Nov-23
4/332 PASCOE VALE ROAD ESSENDON VIC 3040	\$350,000	18-Apr-23

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: 21 November 2023



**1/44 FLETCHER STREET
ESSENDON VIC 3040**

 2  1  -

Sold Price ^{RS} **\$392,000** Sold Date **01-Nov-23**

Distance **1.77km**



**4/332 PASCOE VALE ROAD
ESSENDON VIC 3040**

 2  1  1

Sold Price **\$350,000** Sold Date **18-Apr-23**

Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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