

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

10/37 GRICE CRESCENT 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Essendon

Period-from

01 May 2023

to

30 Apr 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

7/35 GRICE CRESCENT ESSENDON VIC 3040	\$440,000	12-Jan-24
8/7 WILLOW STREET ESSENDON VIC 3040	\$472,000	18-Jan-24
4/1 FULLER STREET ESSENDON VIC 3040	\$442,500	22-Nov-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: 12 May 2024

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7/35 GRICE CRESCENT ESSENDON Sold Price **\$440,000** Sold Date **12-Jan-24**
VIC 3040

 2  1  1

Distance **0.02km**



8/7 WILLOW STREET ESSENDON Sold Price **\$472,000** Sold Date **18-Jan-24**
VIC 3040

 2  1  1

Distance **0.81km**



4/1 FULLER STREET ESSENDON Sold Price **\$442,500** Sold Date **22-Nov-23**
VIC 3040

 2  1  -

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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