

## 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

1A LEILA STREET ESSENDON VIC 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,788,750

Property type

House

Suburb

Essendon

Period-from

01 Mar 2023

to

29 Feb 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

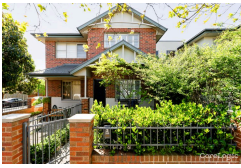
Date of sale

2/348 BUCKLEY STREET ESSENDON VIC 3040	\$837,500	28-Oct-23
3/15 BALMORAL STREET ESSENDON VIC 3040	\$807,500	12-Oct-23
2/4 COCHRANE COURT ESSENDON VIC 3040	\$830,000	07-Oct-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: 26 March 2024



**2/348 BUCKLEY STREET  
 ESSENDON VIC 3040**

 3  1  1

Sold Price **\$837,500** Sold Date **28-Oct-23**

Distance **3.56km**



**3/15 BALMORAL STREET  
 ESSENDON VIC 3040**

 3  1  1

Sold Price **\$807,500** Sold Date **12-Oct-23**

Distance **2.57km**



**2/4 COCHRANE COURT  
 ESSENDON VIC 3040**

 3  1  -

Sold Price **\$830,000** Sold Date **07-Oct-23**

Distance **1.19km**

RS = Recent sale      UN = Undisclosed Sale

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