

## 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

2/1 GARDEN 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

\$720,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Essendon

Period-from

01 Oct 2022

to

30 Sep 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

3/3-4 FLETCHER STREET ESSENDON VIC 3040	\$780,000	30-Jun-23
4/7-9 QUEEN STREET ESSENDON VIC 3040	\$730,000	26-Jun-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.

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**3/3-4 FLETCHER STREET  
ESSENDON VIC 3040**

2 1 1

Sold Price <sup>RS</sup> **\$780,000** Sold Date **30-Jun-23**

Distance **0.42km**



**4/7-9 QUEEN STREET ESSENDON  
VIC 3040**

2 1 1

Sold Price **\$730,000** Sold Date **26-Jun-23**

Distance **1.74km**

RS = Recent sale

UN = Undisclosed Sale

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