

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

2/28 GILBERTSON 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

\$700,000

&

\$750,000

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

5/88A COOPER STREET ESSENDON VIC 3040	\$715,000	14-May-23
2/26 BALLATER STREET ESSENDON VIC 3040	\$700,700	08-Jul-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.~~

This Statement of Information was prepared on: 31 October 2023



**5/88A COOPER STREET
ESSENDON VIC 3040**

 2  1  1

Sold Price **\$715,000** Sold Date **14-May-23**

Distance **0.56km**



**2/26 BALLATER STREET
ESSENDON VIC 3040**

 2  1  1

Sold Price **\$700,700** Sold Date **08-Jul-23**

Distance **1.02km**



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

 2  1  1

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

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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