

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

2/31 CLARINDA ROAD 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

\$720,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,000

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

2/5 KALIMNA STREET ESSENDON VIC 3040	\$808,000	15-Apr-24
1/82 PARK STREET MOONEE PONDS VIC 3039	\$735,000	13-Apr-24
3/132 MARKET STREET ESSENDON VIC 3040	\$740,000	30-Jan-24

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: 03 May 2024



**2/5 KALIMNA STREET ESSENDON
VIC 3040**

2 1 1

Sold Price

^{RS} **\$808,000**

Sold Date

15-Apr-24

Distance

1.51km



**1/82 PARK STREET MOONEE
PONDS VIC 3039**

2 1 1

Sold Price

^{RS} **\$735,000** ^{UN}

Sold Date

13-Apr-24

Distance

0.36km



**3/132 MARKET STREET ESSENDON
VIC 3040**

2 1 1

Sold Price

\$740,000

Sold Date

30-Jan-24

Distance

2.43km

RS = Recent sale

UN = Undisclosed Sale

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