

WE DELIVER RESULTS

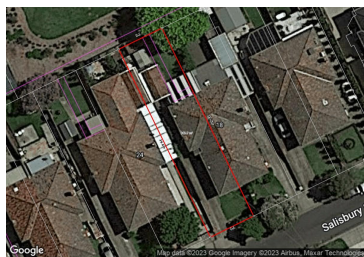
STATEMENT OF INFORMATION

20 SALISBURY STREET, ESSENDON NORTH, VIC 3041

PREPARED BY DAN BAO, BIGGIN & SCOTT SUNSHINE, PHONE: 0410582759

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 SALISBURY STREET, ESSENDON

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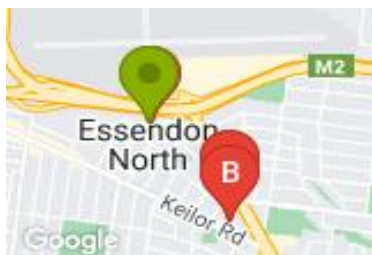
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$850,000 to \$930,000**

Provided by: Dan Bao, Biggin & Scott Inner West

MEDIAN SALE PRICE



ESSENDON NORTH, VIC, 3041

Suburb Median Sale Price (House)

\$1,175,250

01 October 2022 to 30 September 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



1 MADDEN ST, ESSENDON NORTH, VIC 3041

2 1 1

Sale Price

\$960,000

Sale Date: 24/02/2023

Distance from Property: 805m



7 KERFERD ST, ESSENDON NORTH, VIC 3041

3 1 1

Sale Price

\$1,085,000

Sale Date: 22/07/2023

Distance from Property: 884m



18 SALISBURY ST, ESSENDON NORTH, VIC

3 1 2

Sale Price

\$935,000

Sale Date: 07/07/2022

Distance from Property: 8m



This report has been compiled on 02/10/2023 by Biggin & Scott Inner West . Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

20 SALISBURY STREET, ESSENDON NORTH, VIC 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$850,000 to \$930,000


Median sale price

Median price: \$1,175,250

Property type: House

Suburb: ESSENDON NORTH

Period: 01 October 2022 to 30 September 2023

Source: 

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 MADDEN ST, ESSENDON NORTH, VIC 3041	\$960,000	24/02/2023
7 KERFERD ST, ESSENDON NORTH, VIC 3041	\$1,085,000	22/07/2023
18 SALISBURY ST, ESSENDON NORTH, VIC 3041	\$935,000	07/07/2022

This Statement of Information was prepared on: 02/10/2023