

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

3/155 ROBERTS 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$586,260

Property type

Unit

Suburb

Essendon

Period-from

01 Jan 2023

to

31 Dec 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

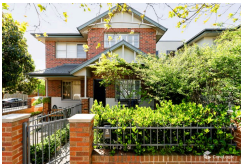
Date of sale

2/348 BUCKLEY STREET ESSENDON VIC 3040	\$837,500	28-Oct-23
55A RYDER STREET NIDDRIE VIC 3042	\$880,000	29-Aug-23
1/2 PRINCE STREET ESSENDON NORTH VIC 3041	\$920,000	28-Sep-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: 18 January 2024



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

 3  1  1

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

Distance **1.57km**



**55A RYDER STREET NIDDRIE VIC
3042**

 3  2  1

Sold Price **\$880,000** Sold Date **29-Aug-23**

Distance **1.21km**



**1/2 PRINCE STREET ESSENDON
NORTH VIC 3041**

 3  2  2

Sold Price **\$920,000** Sold Date **28-Sep-23**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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