

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

3/162 OGILVIE 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

\$830,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,000

Property type

Unit

Suburb

Essendon

Period-from

01 Apr 2023

to

31 Mar 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

3/126 COOPER STREET ESSENDON VIC 3040	\$902,500	24-Feb-24
3/7 ROSEHILL ROAD ESSENDON WEST VIC 3040	\$870,500	16-Dec-23
2/12 BULLA ROAD ESSENDON VIC 3040	\$935,000	01-Dec-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: 30 April 2024



3/126 COOPER STREET ESSENDON VIC 3040 Sold Price ^{RS} **\$902,500** Sold Date **24-Feb-24**
 Distance **0.46km**

 3  2  2



3/7 ROSEHILL ROAD ESSENDON WEST VIC 3040 Sold Price **\$870,500** Sold Date **16-Dec-23**
 Distance **1.05km**

 3  2  -



2/12 BULLA ROAD ESSENDON VIC 3040 Sold Price **\$935,000** Sold Date **01-Dec-23**
 Distance **1.31km**

 3  1  1

RS = Recent sale UN = Undisclosed Sale

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