

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

3/20 William Street, Essendon Vic 3040

Indicative selling price

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

Range between \$425,000 & \$467,500

Median sale price

Median price \$528,500 Property Type Unit Suburb Essendon

Period - From 01/04/2023 to 30/06/2023 Source REIV

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 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	4/225 Buckley St ESSENDON 3040	\$475,000	07/07/2023
2	107/305 Buckley St ABERFELDIE 3040	\$470,000	23/06/2023
3	2/14 Lyon St ESSENDON 3040	\$450,000	20/05/2023

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 six months.~~

This Statement of Information was prepared on:

01/09/2023 13:05



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$425,000 - \$467,500
Median Unit Price
June quarter 2023: \$528,500

Comparable Properties



4/225 Buckley St ESSENDON 3040 (REI)

Agent Comments



Price: \$475,000
Method: Private Sale
Date: 07/07/2023
Property Type: Apartment



107/305 Buckley St ABERFELDIE 3040 (REI/VG)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 23/06/2023
Property Type: Apartment



2/14 Lyon St ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$450,000
Method: Auction Sale
Date: 20/05/2023
Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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