

## 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

3/5 KALIMNA STREET ESSENDON VIC 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Essendon

Period-from

01 Nov 2022

to

31 Oct 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

1/14 MCCARRON PARADE ESSENDON VIC 3040	\$665,000	15-Nov-23
4/36 PARK STREET MOONEE PONDS VIC 3039	\$665,000	21-Oct-23
4/340 PASCOE VALE ROAD ESSENDON VIC 3040	\$745,000	18-Nov-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: 23 November 2023



**1/14 MCCARRON PARADE  
ESSENDON VIC 3040**

2 1 2

Sold Price <sup>RS</sup> **\$665,000** Sold Date **15-Nov-23**

Distance **1.5km**



**4/36 PARK STREET MOONEE  
PONDS VIC 3039**

2 1 1

Sold Price Sold Date **21-Oct-23**

Distance **1.33km**



**4/340 PASCOE VALE ROAD  
ESSENDON VIC 3040**

3 1 1

Sold Price <sup>RS</sup> **\$745,000** Sold Date **18-Nov-23**

Distance **0.76km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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