

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

3/9 MCCULLOCH STREET ESSENDON NORTH VIC 3041

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

\$630,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Oct 2022

to

30 Sep 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

2/58 RICHARDSON STREET ESSENDON VIC 3040	-	12-Oct-23
4/67 HOFFMANS ROAD NIDDRIE VIC 3042	\$625,000	07-Jun-23
3/144 HOFFMANS ROAD ESSENDON VIC 3040	\$600,000	20-May-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: 31 October 2023

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**2/58 RICHARDSON STREET
ESSENDON VIC 3040**

 2  1  1

Sold Price

^{RS} - Sold Date **12-Oct-23**

Distance **1.31km**



**4/67 HOFFMANS ROAD NIDDRIE
VIC 3042**

 2  1  1

Sold Price

\$625,000 Sold Date **07-Jun-23**

Distance **1.31km**



**3/144 HOFFMANS ROAD
ESSENDON VIC 3040**

 2  1  1

Sold Price

^{RS} **\$600,000** Sold Date **20-May-23**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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