

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

4/13 FLETCHER 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

\$380,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Essendon

Period-from

01 Mar 2023

to

29 Feb 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

1/44 FLETCHER STREET ESSENDON VIC 3040	\$392,000	01-Nov-23
DONALD AVENUE ESSENDON VIC 3040	\$405,000	02-Jan-24
5/22-24 DONALD AVENUE ESSENDON VIC 3040	\$405,000	02-Jan-24

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: 15 March 2024

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**1/44 FLETCHER STREET
ESSENDON VIC 3040**

2 1 -

Sold Price **\$392,000** Sold Date **01-Nov-23**

Distance **0.26km**



**DONALD AVENUE ESSENDON VIC
3040**

2 1 1

Sold Price **\$405,000** Sold Date **02-Jan-24**

Distance **0.93km**



**5/22-24 DONALD AVENUE
ESSENDON VIC 3040**

2 1 1

Sold Price

Sold Date **02-Jan-24**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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