

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

5/22-24 DONALD AVENUE 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Essendon

Period-from

01 Jul 2022

to

30 Jun 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

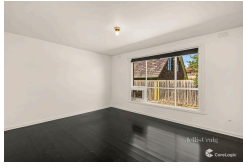
Date of sale

2/76 ALBION STREET ESSENDON VIC 3040	\$400,000	21-Apr-23
3/297 PASCOE VALE ROAD ESSENDON VIC 3040	\$400,000	13-Apr-23
403/19 RUSSELL STREET ESSENDON VIC 3040	\$437,500	22-Feb-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: 04 July 2023



**2/76 ALBION STREET ESSENDON
VIC 3040**

 2  1  1

Sold Price **\$400,000** Sold Date **21-Apr-23**

Distance **0.45km**



**3/297 PASCOE VALE ROAD
ESSENDON VIC 3040**

 2  1  1

Sold Price ^{RS} **\$400,000** Sold Date **13-Apr-23**

Distance **1.15km**



**403/19 RUSSELL STREET
ESSENDON VIC 3040**

 2  1  1

Sold Price **\$437,500** Sold Date **22-Feb-23**

Distance **1.54km**

RS = Recent sale UN = Undisclosed Sale

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