

## 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

5/3 FLOWER 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Essendon

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

7/5-9 GRICE CRESCENT ESSENDON VIC 3040	525000	04-Oct-23
2/3 BALLATER STREET ESSENDON VIC 3040	535000	08-Jul-23
4/90-92 PRIMROSE STREET ESSENDON VIC 3040	520000	03-Oct-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.~~

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**7/5-9 GRICE CRESCENT  
 ESSENDON VIC 3040**

 2  1  1

Sold Price <sup>RS</sup> **525000** <sup>UN</sup> Sold Date **04-Oct-23**

Distance **0.48km**



**2/3 BALLATER STREET ESSENDON  
 VIC 3040**

 2  1  1

Sold Price **535000** Sold Date **08-Jul-23**

Distance **1.05km**



**4/90-92 PRIMROSE STREET  
 ESSENDON VIC 3040**

 2  1  1

Sold Price <sup>RS</sup> **520000** Sold Date **03-Oct-23**

Distance **1.26km**

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

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