

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

6/3 QUEEN 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

\$520,000

&

\$560,000

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

3/3 QUEEN STREET ESSENDON VIC 3040	\$560,000	10-Jul-23
5/3 QUEEN STREET ESSENDON VIC 3040	\$585,000	16-Jul-22
5/6 WINIFRED STREET ESSENDON VIC 3040	\$635,000	03-Apr-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: 06 November 2023



**3/3 QUEEN STREET ESSENDON
VIC 3040**

2 1 1

Sold Price

\$560,000

Sold Date

10-Jul-23

Distance

0.02km



**5/3 QUEEN STREET ESSENDON
VIC 3040**

2 1 1

Sold Price

\$585,000

Sold Date

16-Jul-22

Distance

0.01km



**5/6 WINIFRED STREET ESSENDON
VIC 3040**

2 2 1

Sold Price

\$635,000

Sold Date

03-Apr-23

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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