

## 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

6/7 SCHOFIELD 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

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$586,260

Property type

Unit

Suburb

Essendon

Period-from

01 Jan 2023

to

31 Dec 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

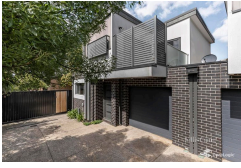
Date of sale

8D SCHOFIELD STREET ESSENDON VIC 3040	\$685,000	03-Nov-23
2/28 GILBERTSON STREET ESSENDON VIC 3040	\$671,000	03-Jan-24
3/5 KALIMNA STREET ESSENDON VIC 3040	\$645,000	28-Dec-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: 24 January 2024



**8D SCHOFIELD STREET ESSENDON VIC 3040** Sold Price **\$685,000** Sold Date **03-Nov-23**

 2  1  1

Distance **0.11km**



**2/28 GILBERTSON STREET ESSENDON VIC 3040** Sold Price <sup>RS</sup> **\$671,000** <sup>UN</sup> Sold Date **03-Jan-24**

 2  1  1

Distance **1.49km**



**3/5 KALIMNA STREET ESSENDON VIC 3040** Sold Price <sup>RS</sup> **\$645,000** Sold Date **28-Dec-23**

 2  1  -

Distance **0.92km**

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

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