

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

7/35 GRICE CRESCENT 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Essendon

Period-from

01 Dec 2022

to

30 Nov 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

7/160 NAPIER STREET ESSENDON VIC 3040	\$413,000	16-Aug-23
4/1 FULLER STREET ESSENDON VIC 3040	\$442,500	22-Nov-23
1/44 FLETCHER STREET ESSENDON VIC 3040	\$392,000	01-Nov-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: 20 December 2023



**7/160 NAPIER STREET ESSENDON
VIC 3040**

2 1 1

Sold Price

\$413,000

Sold Date **16-Aug-23**

Distance **0.21km**



**4/1 FULLER STREET ESSENDON
VIC 3040**

2 1 -

Sold Price

^{RS} **\$442,500** Sold Date **22-Nov-23**

Distance **0.67km**



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

2 1 -

Sold Price

\$392,000

Sold Date **01-Nov-23**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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