

## 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

7/60 BREWSTER 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

\$330,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,787,500

Property type

House

Suburb

Essendon

Period-from

01 Aug 2022

to

31 Jul 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

4/60 BREWSTER STREET ESSENDON VIC 3040	\$430,000	01-Aug-23
1/32 RICHARDSON STREET ESSENDON VIC 3040	\$365,000	25-May-23
4/158 NAPIER STREET ESSENDON VIC 3040	\$280,000	23-Aug-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: 28 August 2023



**4/60 BREWSTER STREET  
ESSENDON VIC 3040**

1 1 1

Sold Price <sup>RS</sup> **\$430,000** Sold Date **01-Aug-23**

Distance **0km**



**1/32 RICHARDSON STREET  
ESSENDON VIC 3040**

1 1 1

Sold Price <sup>RS</sup> **\$365,000** Sold Date **25-May-23**

Distance **0.32km**



**4/158 NAPIER STREET ESSENDON  
VIC 3040**

1 1 1

Sold Price <sup>RS</sup> **\$280,000** Sold Date **23-Aug-23**

Distance **0.37km**

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

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