

## 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

101 GLASS 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

\$480,000

&

\$515,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,788,750

Property type

Other

Suburb

Essendon

Period-from

01 Mar 2023

to

29 Feb 2024

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

2/19 BALLATER STREET ESSENDON VIC 3040	\$522,000	23-Mar-24
11/23 DAISY STREET ESSENDON VIC 3040	\$490,000	26-Jan-24
3/20 WILLIAM STREET ESSENDON VIC 3040	\$456,000	11-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: 26 March 2024



**2/19 BALLATER STREET  
ESSENDON VIC 3040**

2 1 1

Sold Price <sup>RS</sup> **\$522,000** Sold Date **23-Mar-24**

Distance **0.77km**



**11/23 DAISY STREET ESSENDON  
VIC 3040**

2 1 1

Sold Price <sup>RS</sup> **\$490,000** Sold Date **26-Jan-24**

Distance **0.91km**



**3/20 WILLIAM STREET ESSENDON  
VIC 3040**

2 1 1

Sold Price **\$456,000** Sold Date **11-Nov-23**

Distance **0.45km**

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

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