

## 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

8/11 MCCULLOCH STREET ESSENDON NORTH VIC 3041

### 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

\$310,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Apr 2023

to

31 Mar 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

1/4 PRINCE STREET ESSENDON NORTH VIC 3041	\$310,000	20-Jan-24
9/99 GLASS STREET ESSENDON VIC 3040	\$305,000	14-Feb-24
9/30 RICHARDSON STREET ESSENDON VIC 3040	\$315,000	21-Mar-24

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: 09 April 2024



**1/4 PRINCE STREET ESSENDON  
NORTH VIC 3041**

1 1 1

Sold Price **\$310,000** Sold Date **20-Jan-24**

Distance **0.43km**



**9/99 GLASS STREET ESSENDON  
VIC 3040**

1 1 1

Sold Price <sup>RS</sup> **\$305,000** Sold Date **14-Feb-24**

Distance **1.19km**



**9/30 RICHARDSON STREET  
ESSENDON VIC 3040**

1 1 1

Sold Price <sup>RS</sup> **\$315,000** <sup>UN</sup> Sold Date **21-Mar-24**

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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