

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

8/13 WINIFRED STREET 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Essendon

Period-from

01 Nov 2022

to

31 Oct 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

Address of comparable property	Price	Date of sale
2/13 WINIFRED STREET ESSENDON VIC 3040	\$499,000	04-Jul-23
5/16 WINIFRED STREET ESSENDON VIC 3040	\$535,000	03-Oct-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: 02 November 2023



**2/13 WINIFRED STREET
ESSENDON VIC 3040**

 2
  1
  1

Sold Price **\$499,000** Sold Date **04-Jul-23**

Distance **0km**



**5/16 WINIFRED STREET
ESSENDON VIC 3040**

 2
  1
  -

Sold Price ^{RS} **\$535,000** ^{UN} Sold Date **03-Oct-23**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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