

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

9/36 FLETCHER 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

or range
between

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Essendon

Period-from

01 May 2023

to

30 Apr 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

11/7 WILLOW STREET ESSENDON VIC 3040	\$490,000	21-Mar-24
11/23 DAISY STREET ESSENDON VIC 3040	\$490,000	26-Jan-24
2/19 BALLATER STREET ESSENDON VIC 3040	\$522,000	23-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: 22 May 2024



11/7 WILLOW STREET ESSENDON VIC 3040

 2  1  2

Sold Price

^{RS} **\$490,000**

Sold Date **21-Mar-24**

Distance **0.28km**



11/23 DAISY STREET ESSENDON VIC 3040

 2  1  1

Sold Price

\$490,000

Sold Date **26-Jan-24**

Distance **0.98km**



2/19 BALLATER STREET ESSENDON VIC 3040

 2  1  1

Sold Price

^{RS} **\$522,000**

Sold Date **23-Mar-24**

Distance **1.64km**

RS = Recent sale UN = Undisclosed Sale

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