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	23 MCPHAIL 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	$1,400,000	&	$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,783,000	Property type	House	Suburb	Essendon
Period-from	01 May 2022	to	30 Apr 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
20B LEVIEN STREET ESSENDON VIC 3040	$1,457,500	03-Dec-22
8A NORFOLK STREET MOONEE PONDS VIC 3039	$1,565,000	27-Apr-23
10A ALMA STREET ABERFELDIE VIC 3040	$1,440,000	31-Mar-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: 16 May 2023

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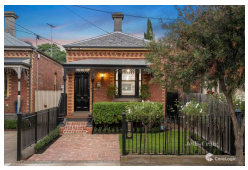


20B LEVIEN STREET ESSENDON VIC 3040

3 2 2

Sold Price **$1,457,500** Sold Date **03-Dec-22**

Distance **0.43km**



8A NORFOLK STREET MOONEE PONDS VIC 3039

3 1 1

Sold Price RS **$1,565,000** UN Sold Date **27-Apr-23**

Distance **1.12km**



10A ALMA STREET ABERFELDIE VIC 3040

3 2 2

Sold Price RS **$1,440,000** Sold Date **31-Mar-23**

Distance **1.08km**

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

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