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	1/112-114 MCPHERSON 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	$440,000	&	$480,000

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
1/94 PRIMROSE STREET ESSENDON VIC 3040	$440,000	15-May-24
7/35 GRICE CRESCENT ESSENDON VIC 3040	$440,000	12-Jan-24
508/316 PASCOE VALE ROAD ESSENDON VIC 3040	$465,000	22-Dec-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: 31 May 2024

Jayden Manno
M 0421 736 736
E jayden.manno@sunbury.rh.com.au



1/94 PRIMROSE STREET ESSENDON VIC 3040

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Sold Price RS **$440,000** Sold Date **15-May-24**

Distance **0.17km**



7/35 GRICE CRESCENT ESSENDON VIC 3040

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Sold Price **$440,000** Sold Date **12-Jan-24**

Distance **1.21km**



508/316 PASCOE VALE ROAD ESSENDON VIC 3040

2 1 1

Sold Price **$465,000** Sold Date **22-Dec-23**

Distance **0.96km**

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

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