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	1/8 GLASS 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	$275,000	&	$302,500

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	Unit	Suburb	Essendon
Period-from	01 Aug 2023	to	31 Jul 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
7/156A NAPIER STREET ESSENDON VIC 3040	$300,000	22-Jul-24
9/156A NAPIER STREET ESSENDON VIC 3040	$290,000	08-May-24
16/50 RICHARDSON STREET ESSENDON VIC 3040	$295,000	30-Jul-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: 29 August 2024

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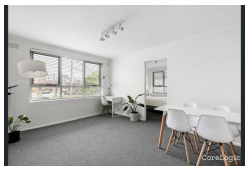

7/156A NAPIER STREET
ESSENDON VIC 3040

1 1 -

Sold Price RS **$300,000** Sold Date **22-Jul-24**

Distance **0.18km**



9/156A NAPIER STREET
ESSENDON VIC 3040

1 1 -

Sold Price **$290,000** Sold Date **08-May-24**

Distance **0.18km**



16/50 RICHARDSON STREET
ESSENDON VIC 3040

1 1 1

Sold Price RS **$295,000** UN Sold Date **30-Jul-24**

Distance **0.8km**

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

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