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	7 WOODVALE GROVE 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	$1,590,000	&	$1,690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,760,000	Property type	House	Suburb	Essendon
Period-from	01 Oct 2023	to	30 Sep 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
16 WICKHAM GROVE STRATHMORE VIC 3041	$1,690,000	18-Jul-24
47 WILLIAMSON AVENUE STRATHMORE VIC 3041	$1,705,000	15-Aug-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: 11 October 2024

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16 WICKHAM GROVE STRATHMORE VIC 3041

2 1 2

Sold Price RS **$1,690,000** Sold Date **18-Jul-24**

Distance **0.54km**



47 WILLIAMSON AVENUE STRATHMORE VIC 3041

2 1 2

Sold Price RS **$1,705,000** UN Sold Date **15-Aug-24**

Distance **0.65km**

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

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