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	3/7 FLOWER 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	$410,000	&	$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$615,000	Property type	Unit	Suburb	Essendon
Period-from	01 Jul 2023	to	30 Jun 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
4/13 FLETCHER STREET ESSENDON VIC 3040	$420,000	08-Apr-24
6/183 NAPIER STREET ESSENDON VIC 3040	$420,000	13-Apr-24
3/8 BRAEMAR STREET ESSENDON VIC 3040	$450,000	01-May-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: 27 July 2024

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



4/13 FLETCHER STREET ESSENDON VIC 3040

2 1 -

Sold Price **$420,000** Sold Date **08-Apr-24**

Distance **0.86km**



6/183 NAPIER STREET ESSENDON VIC 3040

2 1 -

Sold Price Sold Date **13-Apr-24**

Distance **1.15km**



3/8 BRAEMAR STREET ESSENDON VIC 3040

2 1 -

Sold Price RS **$450,000** Sold Date **01-May-24**

Distance **0.93km**

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

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