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	6/16 LALUMA 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	$900,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$625,000	Property type	Unit	Suburb	Essendon
Period-from	01 Nov 2023	to	31 Oct 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
3/50 DEAKIN STREET ESSENDON VIC 3040	$915,000	09-Nov-24
1/15 DUFFY STREET ESSENDON NORTH VIC 3041	$940,000	22-Jun-24
1/88A COOPER STREET ESSENDON VIC 3040	$977,500	06-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: 11 November 2024

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3/50 DEAKIN STREET ESSENDON VIC 3040

3 2 1

Sold Price RS $915,000 Sold Date 09-Nov-24

Distance 1.27km



1/15 DUFFY STREET ESSENDON NORTH VIC 3041

3 2 1

Sold Price $940,000 Sold Date 22-Jun-24

Distance 1.52km



1/88A COOPER STREET ESSENDON VIC 3040

3 2 1

Sold Price RS $977,500 UN Sold Date 06-Jul-24

Distance 0.88km

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

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