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	8/11 WILLOW 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	$690,000	&	$740,000

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
5/25 RALEIGH STREET ESSENDON VIC 3040	$693,000	22-Jun-24
4/972 MT ALEXANDER ROAD ESSENDON VIC 3040	$710,000	11-Sep-24
1/25 GRICE CRESCENT ESSENDON VIC 3040	$740,000	21-Sep-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: 13 November 2024

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5/25 RALEIGH STREET ESSENDON VIC 3040

2 1 1

Sold Price **$693,000** Sold Date **22-Jun-24**

Distance **0.42km**



4/972 MT ALEXANDER ROAD ESSENDON VIC 3040

2 1 1

Sold Price **$710,000** Sold Date **11-Sep-24**

Distance **0.46km**



1/25 GRICE CRESCENT ESSENDON VIC 3040

2 1 1

Sold Price **$740,000** Sold Date **21-Sep-24**

Distance **0.7km**

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

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