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	4/115 SPENCER 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	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	Unit	Suburb	Essendon
Period-from	01 Jan 2024	to	31 Dec 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
3/32 GILBERTSON STREET ESSENDON VIC 3040	$715,000	01-Dec-24
4/139 ROBERTS STREET ESSENDON VIC 3040	$725,000	31-Aug-24
1/155 COOPER STREET ESSENDON VIC 3040	$730,000	23-Nov-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 January 2025

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3/32 GILBERTSON STREET ESSENDON VIC 3040

2 1 1

Sold Price RS $715,000 Sold Date 01-Dec-24

Distance 0.62km



4/139 ROBERTS STREET ESSENDON VIC 3040

2 1 1

Sold Price RS $725,000 Sold Date 31-Aug-24

Distance 0.72km



1/155 COOPER STREET ESSENDON VIC 3040

2 2 2

Sold Price $730,000 Sold Date 23-Nov-24

Distance 0.79km

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

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