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	81 FORRESTER 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	$1,350,000	&	$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,740,000	Property type	House	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
81 OGILVIE STREET ESSENDON VIC 3040	$1,370,000	19-Oct-24
8 SHAW STREET NIDDRIE VIC 3042	$1,420,000	26-Oct-24
63 SCOTT STREET MOONEE PONDS VIC 3039	$1,422,000	14-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: 30 January 2025

Isaak Warburton
M 0419847755
E iwarburton@woodards.com.au



81 OGILVIE STREET ESSENDON VIC 3040

3 1 -

Sold Price RS $1,370,000 Sold Date 19-Oct-24

Distance 0.53km



8 SHAW STREET NIDDRIE VIC 3042

3 2 2

Sold Price RS $1,420,000 Sold Date 26-Oct-24

Distance 1.26km



63 SCOTT STREET MOONEE PONDS VIC 3039

2 1 2

Sold Price $1,422,000 Sold Date 14-Sep-24

Distance 1.81km

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

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