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	4/12 MORTON 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	$760,000	&	$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Essendon
Period-from	01 Mar 2024	to	28 Feb 2025	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
4/37 BULLA ROAD ESSENDON NORTH VIC 3041	$780,000	07-Nov-24
2/77 TENNYSON STREET ESSENDON VIC 3040	$769,000	06-Dec-24
2 PARKSIDE BOULEVARD PASCOE VALE SOUTH VIC 3044	$775,000	18-Feb-25

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: 26 March 2025

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4/37 BULLA ROAD ESSENDON NORTH VIC 3041

2 1 1

Sold Price **$780,000** Sold Date **07-Nov-24**

Distance **1.28km**



2/77 TENNYSON STREET ESSENDON VIC 3040

2 1 1

Sold Price **$769,000** Sold Date **06-Dec-24**

Distance **1.52km**



2 PARKSIDE BOULEVARD PASCOE VALE SOUTH VIC 3044

2 1 2

Sold Price **$775,000** Sold Date **18-Feb-25**

Distance **0.83km**

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

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