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<br>Including suburb and postcode | 82 ALBION 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 | $1,430,000 | ~~or range between~~ | | & |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,740,000 | Property type | House | 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 |
|---|---|---|
| 20C LEVIEN STREET ESSENDON VIC 3040 | 1380000 | 30-Oct-24 |
| 25A CARRINGTON STREET PASCOE VALE SOUTH VIC 3044 | 1200000 | 29-Oct-24 |
| 6 FLANNERY COURT BRUNSWICK WEST VIC 3055 | 1280000 | 08-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: 22 March 2025

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**20C LEVIEN STREET ESSENDON VIC 3040**

3 2 2

Sold Price **1380000** Sold Date **30-Oct-24**

Distance **1.84km**



**25A CARRINGTON STREET PASCOE VALE SOUTH VIC 3044**

3 2 2

Sold Price **1200000** Sold Date **29-Oct-24**

Distance **1.32km**



**6 FLANNERY COURT BRUNSWICK WEST VIC 3055**

4 3 2

Sold Price RS **1280000** Sold Date **08-Feb-25**

Distance **0.46km**

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

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