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	1/21 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	$455,000	&	$500,000

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
4/11 GLASS STREET ESSENDON VIC 3040	465000	29-Oct-24
10/7 WILLOW STREET ESSENDON VIC 3040	490000	02-Dec-24
7/23 FLETCHER STREET ESSENDON VIC 3040	500000	17-Dec-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: 15 March 2025

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4/11 GLASS STREET ESSENDON VIC 3040

2 1 1

Sold Price **465000** Sold Date **29-Oct-24**

Distance **1.15km**



10/7 WILLOW STREET ESSENDON VIC 3040

2 1 1

Sold Price **490000** Sold Date **02-Dec-24**

Distance **1.4km**



7/23 FLETCHER STREET ESSENDON VIC 3040

2 1 1

Sold Price **500000** Sold Date **17-Dec-24**

Distance **1.61km**

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

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