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	41 RUBY STREET ESSENDON WEST 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	$1,400,000	&	$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,550,000	Property type	House	Suburb	Essendon West
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
31 NOLAN STREET NIDDRIE VIC 3042	$1,420,000	23-Nov-24
47 JACKSON STREET NIDDRIE VIC 3042	$1,425,000	16-Nov-24
8 SHAW STREET NIDDRIE VIC 3042	$1,420,000	26-Oct-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.~~

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31 NOLAN STREET NIDDRIE VIC 3042

4 2 4

Sold Price **$1,420,000** Sold Date **23-Nov-24**

Distance **1.3km**



47 JACKSON STREET NIDDRIE VIC 3042

3 2 2

Sold Price RS **$1,425,000** Sold Date **16-Nov-24**

Distance **1.48km**



8 SHAW STREET NIDDRIE VIC 3042

3 2 4

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

Distance **1.5km**

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

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