

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

6/11 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$497,000

Property type

Unit

Suburb

Essendon

Period-from

01 Nov 2018

to

31 Oct 2019

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

3/117 Lincoln Road Essendon VIC 3040	\$475,000	23-Sep-19
4/3 Ballater Street Essendon VIC 3040	\$498,000	19-Oct-19
11/23 Daisy Street Essendon VIC 3040	\$494,000	20-Jul-19

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: 20 November 2019

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3/117 Lincoln Road Essendon VIC 3040

 2
  1
  1

Sold Price

\$475,000

Sold Date

23-Sep-19

Distance

0.23km

4/3 Ballater Street Essendon VIC 3040

 2
  1
  1

Sold Price

^{RS}\$498,000

Sold Date

19-Oct-19

Distance

0.37km

11/23 Daisy Street Essendon VIC 3040

 2
  1
  1

Sold Price

\$494,000

Sold Date

20-Jul-19

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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