

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

5/2 DONALD AVENUE 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

\$840,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Essendon

Period-from

01 Oct 2022

to

30 Sep 2023

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

3/26 LAWSON STREET ESSENDON VIC 3040	\$990,000	01-Jul-23
3/23 EVERETT STREET BRUNSWICK WEST VIC 3055	\$875,000	07-Oct-23
16B WAXMAN PARADE BRUNSWICK WEST VIC 3055	\$895,000	19-Aug-23

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: 25 October 2023



**3/26 LAWSON STREET ESSENDON
VIC 3040**

 3  1  1

Sold Price ^{RS} **\$990,000** ^{UN} Sold Date **01-Jul-23**

Distance **0.53km**



**3/23 EVERETT STREET
BRUNSWICK WEST VIC 3055**

 3  1  1

Sold Price ^{RS} **\$875,000** ^{UN} Sold Date **07-Oct-23**

Distance **0.86km**



**16B WAXMAN PARADE
BRUNSWICK WEST VIC 3055**

 3  2  2

Sold Price ^{RS} **\$895,000** Sold Date **19-Aug-23**

Distance **0.68km**

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

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