

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and postcode 102/36 Collins St 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 \$380,000 & \$400,000

Median sale price

(*Delete house or unit as applicable)

Median price \$347,500 *House *Unit Suburb Essendon
Period - From 27/01/2021 to 27/01/2022 Source Realestate.com

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 six 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
308/55 Collins Street Essendon Vic 3040	\$385,000	20/01/2022
6/50 Richardson Street, Essendon Vic 3040	\$418,500	14/12/2021
303A Collins St Essendon Vic 3040	\$322,000	30/11/2021

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 six months.