

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

2/44 Cooper 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

\$675,000

&

\$742,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Essendon

Period-from

01 Jul 2019

to

30 Jun 2020

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

2/31 Clarinda Road Essendon VIC 3040	\$690,000	21-Mar-20
124B Deakin Street Essendon VIC 3040	\$740,000	21-Mar-20
4B Mary Street Essendon VIC 3040	\$740,000	23-Apr-20

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: 02 July 2020



2/31 Clarinda Road Essendon VIC 3040

Sold Price

^{RS} **\$690,000**

Sold Date

21-Mar-20

 2
  1
  1

Distance

1.37km



124B Deakin Street Essendon VIC 3040

Sold Price

\$740,000

Sold Date

21-Mar-20

 2
  1
  1

Distance

1.16km



4B Mary Street Essendon VIC 3040

Sold Price

Sold Date

23-Apr-20

 2
  1
  1

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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