

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

205/1 OSHANNASSY STREET ESSENDON NORTH VIC 3041

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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$397,500

Property type

Unit

Suburb

Essendon North

Period-from

01 Aug 2023

to

31 Jul 2024

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

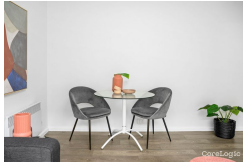
Date of sale

3/60 BREWSTER STREET ESSENDON VIC 3040	\$472,500	29-Jun-23
406/2 BAILEY CRESCENT OAK PARK VIC 3046	\$464,000	09-Oct-23
412/7 ASPEN STREET MOONEE PONDS VIC 3039	\$450,000	11-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: 09 August 2024

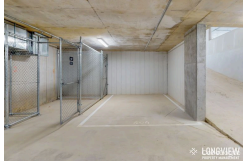


**3/60 BREWSTER STREET
ESSENDON VIC 3040**

 1  1  1

Sold Price **\$472,500** Sold Date **29-Jun-23**

Distance **1.8km**



**406/2 BAILEY CRESCENT OAK
PARK VIC 3046**

 1  1  1

Sold Price **\$464,000** Sold Date **09-Oct-23**

Distance **2.86km**



**412/7 ASPEN STREET MOONEE
PONDS VIC 3039**

 1  1  1

Sold Price **\$450,000** Sold Date **11-Aug-23**

Distance **3.31km**



**1806/15 EVERAGE STREET
MOONEE PONDS VIC 3039**

 1  1  1

Sold Price **\$475,000** Sold Date **01-Jun-23**

Distance **3.31km**



**1911/15 EVERAGE STREET MOONEE
PONDS VIC 3039**

 1  1  1

Sold Price **\$460,000** Sold Date **09-Jun-23**

Distance **3.31km**

RS = Recent sale UN = Undisclosed Sale

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