

# 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 306/16 Leake Street, Essendon, VIC 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$470,000

&

\$495,000

### Median sale price

Median price

\$507,500

Property Type

Apartment

Suburb

Essendon (3040)

Period - From

17/09/2019

to

16/09/2020

Source

PDOL

### Comparable property sales

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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
3/13 WINIFRED STREET, ESSENDON VIC 3040	\$530,000	10/06/2020
10/32 NAPIER STREET, ESSENDON VIC 3040	\$500,000	07/07/2020
408/40 COLLINS STREET, ESSENDON VIC 3040	\$490,000	02/06/2020

This Statement of Information was prepared on: 16/09/2020