

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 1/162 Ogilvie Street, Essendon Vic 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$690,000 & \$759,000

Median sale price

Median price \$532,500 Property Type Unit Suburb Essendon

Period - From 01/04/2023 to 31/03/2024 Source REIV

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
1	1/72 Deakin St ESSENDON 3040	\$745,000	04/12/2023
2	1/60 Deakin St ESSENDON 3040	\$720,000	16/12/2023
3	2/21 Ross St NIDDRIE 3042	\$686,000	23/11/2023

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.~~

This Statement of Information was prepared on: 30/04/2024 08:45



 2  1  2

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$690,000 - \$759,000
Median Unit Price
Year ending March 2024: \$532,500

Front Villa with loads of natural light and generous spaces.

Comparable Properties



1/72 Deakin St ESSENDON 3040 (REI/VG)

Agent Comments

 2  1  2

Price: \$745,000
Method: Private Sale
Date: 04/12/2023
Property Type: Unit



1/60 Deakin St ESSENDON 3040 (REI/VG)

Agent Comments

 3  1  2

Price: \$720,000
Method: Auction Sale
Date: 16/12/2023
Property Type: Unit



2/21 Ross St NIDDRIE 3042 (VG)

Agent Comments

 2  -  -

Price: \$686,000
Method: Sale
Date: 23/11/2023
Property Type: Flat/Unit/Apartment (Res)

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655