

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

1/3 Mary Street, Essendon Vic 3040

Indicative selling price

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

Range between \$860,000 & \$940,000

Median sale price

Median price \$1,762,500 Property Type House Suburb Essendon

Period - From 01/10/2023 to 31/12/2023 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	7/16 Laluma St ESSENDON 3040	\$940,000	11/11/2023
2	4 Tutton La ESSENDON 3040	\$940,000	11/11/2023
3	1/426 Buckley St ESSENDON WEST 3040	\$860,000	14/11/2023

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:

18/01/2024 09:15

1/3 Mary Street, Essendon Vic 3040

**Jellis
Craig**

John Morello

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Indicative Selling Price

\$860,000 - \$940,000

Median House Price

December quarter 2023: \$1,762,500



 3  2  2

Property Type: Townhouse

Agent Comments

Neat 3-bedroom townhouse with lock up garage in premium pocket of Essendon

Comparable Properties



7/16 Laluma St ESSENDON 3040 (REI/VG)

 3  1  1

Agent Comments

Smaller land, one less bathroom and bedroom.

Price: \$940,000

Method: Private Sale

Date: 11/11/2023

Property Type: Townhouse (Single)



4 Tutton La ESSENDON 3040 (REI)

 3  2  2

Agent Comments

Comparable but better layout

Price: \$940,000

Method: Auction Sale

Date: 11/11/2023

Property Type: Townhouse (Res)

1/426 Buckley St ESSENDON WEST 3040 (REI)

 3  2  2

Agent Comments

Comparable but inferior location.

Price: \$860,000

Method: Sold Before Auction

Date: 14/11/2023

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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