

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

1/53 Bradshaw Street, Essendon Vic 3040

Indicative selling price

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

Range between \$750,000 & \$810,000

Median sale price

Median price \$555,000 Property Type Unit Suburb Essendon

Period - From 01/04/2022 to 31/03/2023 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	3/159 Bradshaw St ESSENDON 3040	\$825,000	01/03/2023
2	3/14 Balmoral St ESSENDON 3040	\$800,000	19/05/2023
3	32a Nolan St NIDDRIE 3042	\$770,000	01/07/2023

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:

04/07/2023 16:34

1/53 Bradshaw Street, Essendon Vic 3040

**Jellis
Craig**

Chauntel Considine

9379 2000

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 3  1  2

Rooms: 5

Property Type: Unit

Agent Comments

Updated villa unit offering 3 bed, 1 bath & 2 car. 1 of only 2.

Indicative Selling Price

\$750,000 - \$810,000

Median Unit Price

Year ending March 2023: \$555,000

Comparable Properties



3/159 Bradshaw St ESSENDON 3040 (REI/VG)

Agent Comments

 3  2  1

Located in the same street. Has 1 less car but an extra bath.

Price: \$825,000

Method: Private Sale

Date: 01/03/2023

Property Type: Unit



3/14 Balmoral St ESSENDON 3040 (REI)

Agent Comments

 3  1  2

More dated inside but in a superior street.

Price: \$800,000

Method: Private Sale

Date: 19/05/2023

Property Type: House

Land Size: 334 sqm approx



32a Nolan St NIDDRIE 3042 (REI)

Agent Comments

 3  2  1

Located in Niddrie with an extra bath.

Price: \$770,000

Method: Auction Sale

Date: 01/07/2023

Property Type: House (Res)

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



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