

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

1/74 Albion Street, Essendon Vic 3040

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$864,000 Property Type Townhouse Suburb Essendon

Period - From 13/03/2023 to 12/03/2024 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	3/39 Ormond Rd MOONEE PONDS 3039	\$760,000	27/02/2024
2	1/24 Wright St ESSENDON 3040	\$700,000	27/01/2024
3			

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: 13/03/2024 14:37

1/74 Albion Street, Essendon Vic 3040



 3  1  1

Rooms: 5
Property Type: Unit
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Townhouse Price
13/03/2023 - 12/03/2024: \$864,000

Comparable Properties



3/39 Ormond Rd MOONEE PONDS 3039 (REI) **Agent Comments**

 3  1  1

Price: \$760,000
Method: Private Sale
Date: 27/02/2024
Rooms: 4
Property Type: Townhouse (Res)



1/24 Wright St ESSENDON 3040 (REI) **Agent Comments**

 2  1  1

Price: \$700,000
Method: Private Sale
Date: 27/01/2024
Property Type: Villa

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.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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