

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

1/88a Cooper Street, Essendon Vic 3040

Indicative selling price

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

Range between \$920,000 & \$990,000

Median sale price

Median price \$527,500 Property Type Unit Suburb Essendon

Period - From 01/01/2023 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	8a Schofield St ESSENDON 3040	\$1,050,000	23/01/2024
2	1/12 Morton St ESSENDON 3040	\$1,020,000	09/01/2024
3	3/126 Cooper St ESSENDON 3040	\$902,500	24/02/2024

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:

29/02/2024 15:55



Property Type: Townhouse

Agent Comments

3 Bedroom townhouse

Comparable Properties



8a Schofield St ESSENDON 3040 (REI)



Agent Comments

Superior as a newer build.

Price: \$1,050,000

Method: Sold Before Auction

Date: 23/01/2024

Property Type: Townhouse (Res)



1/12 Morton St ESSENDON 3040 (REI)



Agent Comments

Superior as a brand new build.

Price: \$1,020,000

Method: Private Sale

Date: 09/01/2024

Property Type: Townhouse (Single)



3/126 Cooper St ESSENDON 3040 (REI)



Agent Comments

Superior garage. Inferior as not street frontage.

Price: \$902,500

Method: Auction Sale

Date: 24/02/2024

Property Type: Townhouse (Res)

Land Size: 168 sqm approx