## 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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$920,000		&		\$990,000			
Median sale pr	rice							
Median price	\$527,500	Pro	operty Type	Unit			Suburb	Essendon
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ado	dress 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





Christian Lonzi



**Property Type:** Townhouse Agent Comments 3 Bedroom townhouse 8378 0500 0403 344 279 christianlonzi@jelliscraig.com.au

Indicative Selling Price \$920,000 - \$990,000 Median Unit Price Year ending December 2023: \$527,500

# **Comparable Properties**



8a Schofield St ESSENDON 3040 (REI) 3 
2 
2 
2

Price: \$1,050,000 Method: Sold Before Auction Date: 23/01/2024 Property Type: Townhouse (Res) Agent Comments Superior as a newer build.

Agent Comments

Superior as a brand new build.



1/12 Morton St ESSENDON 3040 (REI)

🛏 3 🖕 3 🛱 2

Price: \$1,020,000 Method: Private Sale Date: 09/01/2024 Property Type: Townhouse (Single)

3/126 Cooper St ESSENDON 3040 (REI)

🚝 3 🙀 2 🋱 2

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

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





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