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 Monica Street, Essendon Vic 3040

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betweer	\$2,600,000		&		\$2,800,000			
Median sale p	rice							
Median price	\$1,840,000	Pro	operty Type	Hous	se		Suburb	Essendon
Period - From	01/10/2022	to	30/09/2023		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.

Add	dress of comparable property	Price	Date of sale
1	12 Mountain St ESSENDON 3040	\$2,525,000	14/10/2023
2	43 Elder Pde ESSENDON 3040	\$2,885,000	26/06/2023
3	20 Monica St ESSENDON 3040	\$3,000,000	25/08/2023

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:

23/10/2023 11:36





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Rooms: 6 Property Type: House (Res) Land Size: Approx. 875 sqm approx Agent Comments

House: 4 Bedroom 3 Bathroom Double Car Garage

Indicative Selling Price \$2,600,000 - \$2,800,000 Median House Price Year ending September 2023: \$1,840,000

Comparable Properties



12 Mountain St ESSENDON 3040 (REI)

Price: \$2,525,000 Method: Date: 14/10/2023 Property Type: House

Agent Comments

Similar block size Inferior home, Original interior needs major renovation.



43 Elder Pde ESSENDON 3040 (REI)



Price: \$2,885,000 Method: Date: 26/06/2023 Property Type: House

Agent Comments

Similar interior, inferior block size, superior car accommodation



20 Monica St ESSENDON 3040 (REI/VG)



Price: \$3,000,000 Method: Private Sale Date: 25/08/2023 Property Type: House Land Size: 867 sqm approx

Agent Comments

Located on the same street and similar house criteria. Superior interior and similar block size

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



propertydata

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