

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 consumer.vic.gov.au/underquoting

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$1,840,000 Property Type House Suburb Essendon

Period - From 01/10/2022 to 30/09/2023 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.

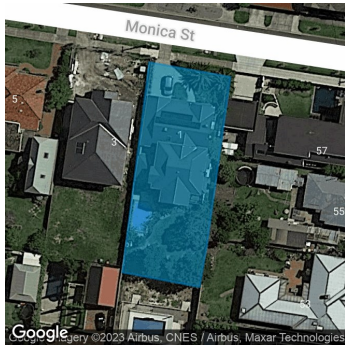
| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-------------|--------------|
| 1 | 12 Mountain St ESSENDON 3040 | \$2,525,000 | 14/10/2023 |
| 2 | 43 Elder Pde ESSENDON 3040 | \$2,885,000 | 26/06/2023 |
| 3 | 20 Monica St ESSENDON 3040 | \$3,000,000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



 3  1  0

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)

 2  1  1

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)

 6  3  4

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)

 3  3  5

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