

# 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

10/28 Flower Street, Essendon Vic 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,200,000

### Median sale price

Median price \$1,765,000

Property Type House

Suburb Essendon

Period - From 01/04/2023

to 31/03/2024

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		
2		
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:

18/04/2024 15:52

10/28 Flower Street, Essendon Vic 3040

**Jellis  
Craig**

Carmel Morganti

04386654145

carmelmorganti@jellisrcraig.com.au



 3  2  2

**Property Type:**

Flat/Unit/Apartment (Res)

**Agent Comments**

Modern and High Spec Townhouse with blue ribbon location with a Tandem garage

**Indicative Selling Price**

\$1,200,000

**Median House Price**

Year ending March 2024: \$1,765,000

## Comparable Properties

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



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