

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 Elder Parade, Essendon Vic 3040

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

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	141 Bradshaw St ESSENDON 3040	\$1,925,000	06/06/2024
2	10 Huntly St MOONEE PONDS 3039	\$1,730,000	02/03/2024
3	37 Robb St ESSENDON 3040	\$1,710,000	20/03/2024

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:

28/06/2024 11:00



Property Type: House

Agent Comments

Victorian Style side by side. On 347 sqm. Around 10 years old. Four bedroom, Three bathroom, Single Garage but two more cars on driveway.

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

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

Comparable Properties



141 Bradshaw St ESSENDON 3040 (REI)



Price: \$1,925,000

Method: Sold Before Auction

Date: 06/06/2024

Property Type: House (Res)

Agent Comments

Superior property, modern property, near new and double garage .



10 Huntly St MOONEE PONDS 3039 (REI/VG)



Price: \$1,730,000

Method: Auction Sale

Date: 02/03/2024

Property Type: Townhouse (Res)

Land Size: 276 sqm approx

Agent Comments

Property is brand new but has less accommodation and smaller land size.



37 Robb St ESSENDON 3040 (REI/VG)



Price: \$1,710,000

Method: Private Sale

Date: 20/03/2024

Property Type: House

Land Size: 396 sqm approx

Agent Comments

The property is freestanding and on more land. The location is also superior. The property is inferior as old renovation and does not have an ensuite.