### 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	10 Elder Parade, Essendon Vic 3040
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$	1,750,000	&	\$1,850,000
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### Median sale price

Median price	\$1,765,000	Pro	perty 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

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 comparableproperties 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





Christian Lonzi 8378 0500 0403 344 279

> \$1,750,000 - \$1,850,000 **Median House Price**

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

christianlonzi@jelliscraig.com.au **Indicative Selling Price** 





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

## 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.

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





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