

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 Fuller Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

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	5 Garden St ESSENDON 3040	\$1,372,500	05/04/2024
2	28 Mary St ESSENDON 3040	\$1,330,000	19/02/2024
3	1/6 Salter St ESSENDON 3040	\$1,208,000	20/04/2024

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:

06/06/2024 15:57



3 1 1

Rooms: 4

Property Type: House (Res)

Agent Comments

Renovated maisonette offering 3 bed, 1 bath & 1 car.

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

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

Comparable Properties



5 Garden St ESSENDON 3040 (REI/VG)

4 3 2

Price: \$1,372,500

Method: Private Sale

Date: 05/04/2024

Property Type: House

Land Size: 556 sqm approx

Agent Comments

Larger home and block. Home is more dated and location inferior.



28 Mary St ESSENDON 3040 (REI/VG)

4 1 2

Price: \$1,330,000

Method: Private Sale

Date: 19/02/2024

Property Type: House

Land Size: 585 sqm approx

Agent Comments

Larger home and block. Home is more dated and location inferior.



1/6 Salter St ESSENDON 3040 (REI)

3 2 1

Price: \$1,208,000

Method: Auction Sale

Date: 20/04/2024

Rooms: 5

Property Type: Unit

Agent Comments

Offers an extra bath on a sub divided block.