## 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 betweer	n \$1,250,000		&		\$1,350,000			
Median sale price								
Median price	\$1,765,000	Pro	Property Type Hous		se		Suburb	Essendon
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Add	dress 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





Chauntel Considine



Rooms: 4Property Type: House (Res)YeAgent CommentsRenovated maisonette offering 3 bed, 1 bath & 1 car.

9379 2000 0407 741 456 chauntelconsidine@jelliscraig.com.au

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  6  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 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.

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



propertydata

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