

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

101 Roberts Street, Essendon Vic 3040

Indicative selling price

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

Range between \$2,300,000 & \$2,400,000

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	36 Forrester St ESSENDON 3040	\$2,487,000	15/05/2024
2	37 Nimmo St ESSENDON 3040	\$2,355,000	18/05/2024
3	49 Roberts St ESSENDON 3040	\$2,330,000	28/02/2024

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:

31/05/2024 12:18



Property Type: House
Land Size: 1013 sqm approx

Agent Comments

Original Brick Veneer home. Comprising three bedrooms, one bathroom on 1013sqm.

Indicative Selling Price

\$2,300,000 - \$2,400,000

Median House Price

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

Comparable Properties



36 Forrester St ESSENDON 3040 (REI)



Price: \$2,487,000
Method: Private Sale
Date: 15/05/2024
Property Type: House (Res)
Land Size: 620 sqm approx

Agent Comments

Same proximity, fully renovated home, more accommodation with smaller land size.



37 Nimmo St ESSENDON 3040 (REI)



Price: \$2,355,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 858 sqm approx

Agent Comments

Same accommodation, additional car space, same proximity, smaller land size.



49 Roberts St ESSENDON 3040 (REI/VG)



Price: \$2,330,000
Method: Private Sale
Date: 28/02/2024
Property Type: House
Land Size: 807 sqm approx

Agent Comments

Smaller land size, additional 2 bedrooms & 2 bathrooms. Updated internally with pool. Same proximity.