

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

104/40 Collins Street, Essendon Vic 3040

Indicative selling price

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

Single price

\$495,000

Median sale price

Median price

\$527,500

Property Type

Unit

Suburb

Essendon

Period - From

01/01/2023

to

31/12/2023

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	107/11 Glass St ESSENDON 3040	\$516,000	14/02/2024
2	301/36 Collins St ESSENDON 3040	\$470,000	02/12/2023
3	110/40 Collins St ESSENDON 3040	\$460,000	14/11/2023

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:

04/03/2024 15:24

104/40 Collins Street, Essendon Vic 3040

**Jellis
Craig**

Kieran Moloney

8378 0500

0400 634 565

kieranmoloney@jellisrcraig.com.au

Indicative Selling Price

\$495,000

Median Unit Price

Year ending December 2023: \$527,500



Rooms: 3

Property Type: Apartment

Agent Comments

Renovated apartment offering 2 bed, 2 bath, 1 car & balcony.

Comparable Properties



107/11 Glass St ESSENDON 3040 (REI)



Agent Comments

Similar vintage & accommodation.

Price: \$516,000

Method: Private Sale

Date: 14/02/2024

Property Type: Apartment



301/36 Collins St ESSENDON 3040 (REI/VG)



Agent Comments

Same accommodation but not as updated.

Price: \$470,000

Method: Private Sale

Date: 02/12/2023

Property Type: Apartment



110/40 Collins St ESSENDON 3040 (REI/VG)



Agent Comments

Has 1 less bath but 1 extra car.

Price: \$460,000

Method: Private Sale

Date: 14/11/2023

Property Type: Apartment

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



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