

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

111a Primrose Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,830,000 Property Type House 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	18 Daisy St ESSENDON 3040	\$1,220,000	09/12/2023
2	2a Bridge St ESSENDON 3040	\$1,152,000	11/11/2023
3	57 Wilson St MOONEE PONDS 3039	\$1,070,000	16/01/2024

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:

07/02/2024 10:49



Rooms: 4

Property Type: House

Land Size: 379 sqm approx

Agent Comments

Art deco home offering 2 bed, 1 bath & 2 car on 379sqm approx.

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending December 2023: \$1,830,000

Comparable Properties



18 Daisy St ESSENDON 3040 (REI)



Agent Comments

Offers an extra bed on smaller land.

Price: \$1,220,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)



2a Bridge St ESSENDON 3040 (REI/VG)



Agent Comments

Bigger block in an inferior location.

Price: \$1,152,000

Method: Private Sale

Date: 11/11/2023

Property Type: House

Land Size: 448 sqm approx



57 Wilson St MOONEE PONDS 3039 (REI)



Agent Comments

Offers an extra bed on a smaller block and busier street.

Price: \$1,070,000

Method: Private Sale

Date: 16/01/2024

Property Type: House

Land Size: 251 sqm approx