

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

112/36 Collins Street, Essendon Vic 3040

Indicative selling price

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

Range between \$325,000

&

\$357,500

Median sale price

Median price \$472,500

Property Type Unit

Suburb Essendon

Period - From 01/07/2023

to 30/09/2023

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	501/1050 Mt Alexander Rd ESSENDON 3040	\$357,500	04/11/2023
2	107/110 Keilor Rd ESSENDON NORTH 3041	\$345,000	21/09/2023
3	314/1005 Mt Alexander Rd ESSENDON 3040	\$330,500	14/10/2023

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:

13/12/2023 13:36

112/36 Collins Street, Essendon Vic 3040



Property Type:
Agent Comments

Indicative Selling Price
\$325,000 - \$357,500
Median Unit Price
September quarter 2023: \$472,500

Neat apartment in excellent condition with secure car parking, storage cage and more. Situated a short walk to all services and amenities.

Comparable Properties



501/1050 Mt Alexander Rd ESSENDON 3040 Agent Comments
(REI)



Price: \$357,500
Method: Private Sale
Date: 04/11/2023
Rooms: 2
Property Type: Apartment



107/110 Keilor Rd ESSENDON NORTH 3041 Agent Comments
(REI)



Price: \$345,000
Method: Private Sale
Date: 21/09/2023
Property Type: Unit



314/1005 Mt Alexander Rd ESSENDON 3040 Agent Comments
(REI)



Price: \$330,500
Method: Private Sale
Date: 14/10/2023
Property Type: Unit

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