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	

Indicative selling price

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

Range between \$1,350,000	&	\$1,450,000
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Median sale price

Median price	\$1,691,000	Pro	perty Type	House		Suburb	Essendon
Period - From	01/01/2024	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	54 Fitzgerald Rd ESSENDON 3040	\$1,461,000	23/03/2024
2	6 Field St MOONEE PONDS 3039	\$1,430,000	11/05/2024
3	7 Marco Polo St ESSENDON 3040	\$1,300,000	10/04/2024

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:	28/05/2024 20:49





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Indicative Selling Price \$1,350,000 - \$1,450,000 **Median House Price**

March quarter 2024: \$1,691,000 Weatherboard in original condition. Three bed, one bath with ROW access through

Property Type: House **Agent Comments**

38.4 MapTiler OpenStreetMap contributors

Comparable Properties



54 Fitzgerald Rd ESSENDON 3040 (REI/VG)

Glen Street.



Price: \$1,461,000 Method: Auction Sale Date: 23/03/2024

Property Type: House (Res) Land Size: 529 sqm approx

Agent Comments

Same proximity, similar condition, an additional bedroom and bathroom, similar land size.



6 Field St MOONEE PONDS 3039 (REI)





Agent Comments

Smaller land size, updated internally, neighbouring suburb.

Price: \$1,430,000 Method: Auction Sale Date: 11/05/2024

Property Type: House (Res) Land Size: 486 sqm approx



7 Marco Polo St ESSENDON 3040 (REI)





Price: \$1,300,000 Method: Private Sale Date: 10/04/2024

Property Type: House Land Size: 473 sqm approx

Agent Comments

Close proximity, similar property but smaller land

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