

# 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

15 Mackay Street, Essendon Vic 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000 & \$1,450,000

### Median sale price

Median price \$1,691,000 Property 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



**Property Type:** House

**Agent Comments**

Weatherboard in original condition. Three bed, one bath with ROW access through Glen Street.

**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

March quarter 2024: \$1,691,000

## Comparable Properties



**54 Fitzgerald Rd ESSENDON 3040 (REI/VG)**



**Agent Comments**

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

**Price:** \$1,461,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** House (Res)

**Land Size:** 529 sqm approx



**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)**



**Agent Comments**

Close proximity, similar property but smaller land size.

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 10/04/2024

**Property Type:** House

**Land Size:** 473 sqm approx