

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

18A Thomson Street, Essendon Vic 3040

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,765,000

Property Type

House

Suburb

Essendon

Period - From

01/04/2023

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	78a Market St ESSENDON 3040	\$1,502,000	21/03/2024
2	2c Batman St ABERFELDIE 3040	\$1,475,000	08/05/2024
3	74a Market St ESSENDON 3040	\$1,320,000	31/05/2024

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:

04/07/2024 14:28



Property Type: House

Agent Comments

4 bedroom townhouse with single car garage

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending March 2024: \$1,765,000

Comparable Properties



78a Market St ESSENDON 3040 (REI)



Price: \$1,502,000

Method: Private Sale

Date: 21/03/2024

Property Type: Unit

Land Size: 371 sqm approx

Agent Comments

Larger allotment and townhouse but a bit older finish.



2c Batman St ABERFELDIE 3040 (REI)



Price: \$1,475,000

Method: Private Sale

Date: 08/05/2024

Property Type: House

Land Size: 180 sqm approx

Agent Comments

Superior finishes but smaller block.



74a Market St ESSENDON 3040 (REI)



Price: \$1,320,000

Method: Private Sale

Date: 31/05/2024

Property Type: House

Agent Comments

Superior finish and has a double garage. Inferior as small courtyard.