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 betwee	n \$1,400,000		&		\$1,500,000				
Median sale price									
Median price	\$1,765,000	Property Type Ho		Hou	JSE		Suburb	Essendon	
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Add	dress 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



18A Thomson Street, Essendon Vic 3040



Christian lanchello 0433 627 462 christianianchello@jelliscraig.com.au





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) 4 2 2 2 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) 4 3 2 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) 4 2 2 2 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.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



Propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.