

# 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

2/17 Winifred 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 \$750,000 & \$800,000

### Median sale price

Median price \$890,000 Property Type Townhouse Suburb Essendon

Period - From 08/02/2023 to 07/02/2024 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	3/224 Pascoe Vale Rd ESSENDON 3040	\$750,000	20/12/2023
2	4/50 Bradshaw St ESSENDON 3040	\$780,000	31/10/2023
3			

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:

08/02/2024 12:29



**Property Type:** Townhouse

**Agent Comments**

Freestanding townhouse on block of three. Not reverse livig like most on the street.

**Indicative Selling Price**

\$750,000 - \$800,000

**Median Townhouse Price**

08/02/2023 - 07/02/2024: \$890,000

## Comparable Properties

**3/224 Pascoe Vale Rd ESSENDON 3040 (REI)**



**Agent Comments**

Inferior as busy road and reverse living

**Price:** \$750,000

**Method:**

**Date:** 20/12/2023

**Property Type:** Townhouse (Single)



**4/50 Bradshaw St ESSENDON 3040 (REI/VG)**



**Agent Comments**

Superior - Quieter location and single level.  
Inferior as further from shops and transport.

**Price:** \$780,000

**Method:** Private Sale

**Date:** 31/10/2023

**Property Type:** Villa

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.