

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

2/35 William Street, Essendon Vic 3040

Indicative selling price

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

Range between \$790,000 & \$840,000

Median sale price

Median price \$560,000 Property Type Unit 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	64a Market St ESSENDON 3040	\$825,000	04/04/2024
2	3/47 Cooper St ESSENDON 3040	\$805,000	20/04/2024
3	2/372 Buckley St ESSENDON 3040	\$785,000	09/03/2024

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:

24/04/2024 13:38



Property Type: Strata Unit/Flat

Agent Comments

Large 3 bedroom villa unit on a block of two

Indicative Selling Price

\$790,000 - \$840,000

Median Unit Price

March quarter 2024: \$560,000

Comparable Properties



64a Market St ESSENDON 3040 (REI)



Price: \$825,000

Method: Private Sale

Date: 04/04/2024

Property Type: House

Land Size: 265 sqm approx

Agent Comments

Side by side 2 bedroom home with multiple living areas so can be converted to a third bedroom. Similar internally



3/47 Cooper St ESSENDON 3040 (REI)



Price: \$805,000

Method: Auction Sale

Date: 20/04/2024

Property Type: Unit

Agent Comments

Updated 2 bedroom villa unit on a block of 4 in close proximity



2/372 Buckley St ESSENDON 3040 (REI)



Price: \$785,000

Method: Sold Before Auction

Date: 09/03/2024

Property Type: Villa

Agent Comments

Smaller land size, newer build, one less bedroom on a main road, inferior location