## 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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$790,000		&		\$840,000			
Median sale p	rice							
Median price	\$560,000	Pro	operty Type	Unit			Suburb	Essendon
Period - From	01/01/2024	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	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



2/35 William Street, Essendon Vic 3040



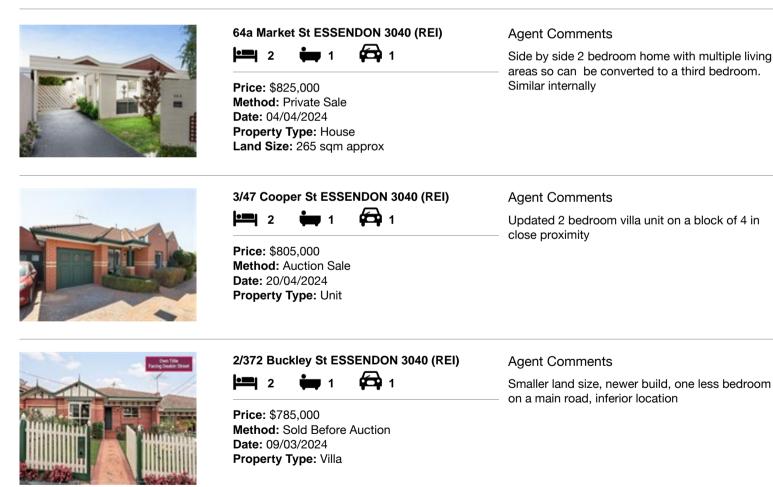
Klaudia Fisicaro 0481 177 911 klaudiafisicaro@jelliscraig.com.au





**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**



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



propertydata

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