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

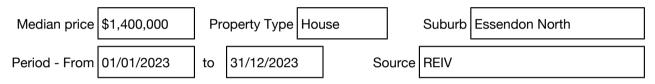
2/6 Oshannassy St, Essendon North Vic 3041

Indicative selling price

	ee consumer.vic.gov.	

Single price \$1,395,000

Median sale price



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 Duffy St ESSENDON NORTH 3041	\$1,490,000	16/10/2023
2	25 Oshannassy St ESSENDON NORTH 3041	\$1,430,000	09/02/2024
3	1 Duffy St ESSENDON NORTH 3041	\$1,425,000	06/03/2024

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:

27/03/2024 14:52





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Property Type: Townhouse Agent Comments Indicative Selling Price \$1,395,000 Median House Price Year ending December 2023: \$1,400,000

This is an off the plan project, a development of four townhouses we are currently seeling dwelling 2 off the plan, which consists of the configuration of 3 bed, 3 bath, double car garage. Approx190sqm

Comparable Properties



 3 Duffy St ESSENDON NORTH 3041 (REI)
 Agent Comments

 Image: 4
 Image: 3
 Image: 2

 Price: \$1,490,000
 Comparable property

Date: 16/10/2023 Property Type: Townhouse (Res)

Method: Private Sale

 25 Oshannassy St ESSENDON NORTH 3041
 Agent

 (REI)
 Same

 3
 2
 3
 accom

Agent Comments Same Street, established property, similar

accom, larger land

Price: \$1,430,000 Method: Private Sale Date: 09/02/2024 Property Type: House Land Size: 763 sqm approx



1 Duffy St ESSENDON NORTH 3041 (REI)



Price: \$1,425,000 Method: Private Sale Date: 06/03/2024

Property Type: House

Agent Comments

Brand new completed property, 1 extra bedroom, similar finishes, only single car garage

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



Propertydata

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