

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

20 Mcphail Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,550,000

&

\$1,675,000

Median sale price

Median price \$1,860,000

Property Type House

Suburb Essendon

Period - From 01/07/2023

to 30/09/2023

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	7 Nimmo St ESSENDON 3040	\$1,835,000	25/07/2023
2	20 Balmoral St ESSENDON 3040	\$1,730,000	27/05/2023
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:

20/11/2023 15:12



4 2 1

Property Type: House (Res)

Agent Comments

Renovated single front with modern extension at the back.

Indicative Selling Price

\$1,550,000 - \$1,675,000

Median House Price

September quarter 2023: \$1,860,000

Comparable Properties



7 Nimmo St ESSENDON 3040 (REI)

4 3 2

Price: \$1,835,000

Method: Private Sale

Date: 25/07/2023

Property Type: House

Agent Comments

Good comparable as both properties are modern homes with high end finishes. Even though 7 Nimmo Street Essendon is on a slightly larger block we still believe it is a strong comparable.



20 Balmoral St ESSENDON 3040 (REI)

4 2 2

Price: \$1,730,000

Method: Auction Sale

Date: 27/05/2023

Rooms: 5

Property Type: House (Res)

Land Size: 491 sqm approx

Agent Comments

Good comparable as both properties are modern, renovated four bedroom homes. Even though 20 Balmoral Street, Essendon has a pool, and double front facade, we still believe it is a strong comparable.

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. There are only two comparable properties in the area. 20 McPhail Street, Essendon is a recently renovated home with extension and high end finishes.