

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 Prospect Street, Essendon West Vic 3040

Indicative selling price

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

Range between \$1,450,000 & \$1,595,000

Median sale price

Median price \$1,070,000 Property Type Townhouse Suburb Essendon West

Period - From 05/12/2022 to 04/12/2023 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	44 Shaw St NIDDRIE 3042	\$1,525,000	15/11/2023
2	19 Cuthbert St NIDDRIE 3042	\$1,650,000	17/10/2023
3	43 Vida St ABERFELDIE 3040	\$1,590,000	16/11/2023

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:

05/12/2023 15:08

Indicative Selling Price

\$1,450,000 - \$1,595,000

Median Townhouse Price

05/12/2022 - 04/12/2023: \$1,070,000



Property Type: Townhouse

Agent Comments

Near new townhouse near river.

Comparable Properties

44 Shaw St NIDDRIE 3042 (REI)



Agent Comments

Comparable.

Price: \$1,525,000

Method:

Date: 15/11/2023

Property Type: House



19 Cuthbert St NIDDRIE 3042 (REI)



Agent Comments

Superior townhouse with pool.

Price: \$1,650,000

Method: Sold Before Auction

Date: 17/10/2023

Property Type: House (Res)



43 Vida St ABERFELDIE 3040 (REI)



Agent Comments

Superior location but has three levels.

Price: \$1,590,000

Method: Private Sale

Date: 16/11/2023

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 253 sqm approx