Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	204/8 Sturt Street, Essendon Vic 3040
Including suburb and	
postcode	

Indicative selling price

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

Single price \$585,000

Median sale price

Median price \$572,500	Property Type Ur	nit	Suburb	Essendon
Period - From 01/10/2023	to 31/12/2023	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

1	505/29 Russell St ESSENDON 3040	\$625,000	13/12/2023
2	115/1050 Mt Alexander Rd ESSENDON 3040	\$539,000	11/01/2024
3	116/1050 Mt Alexander Rd ESSENDON 3040	\$536,000	31/01/2024

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:	13/03/2024 11:18



Date of sale



Alicia Vavassori 03 8378 0500 0420 422 191

\$585,000

Median Unit Price

December quarter 2023: \$572,500

alicia.vavassori@jelliscraig.com.au **Indicative Selling Price**



Property Type: Apartment

Agent Comments

Modern 2 bedroom apartment in a near new building. Located across from Allison Park and within very close proximity to trams, shops, cafes and other local amenities.

Comparable Properties



505/29 Russell St ESSENDON 3040 (REI/VG)





Price: \$625,000 Method: Private Sale Date: 13/12/2023

Property Type: Apartment

Agent Comments

Superior location due to proximity to the train station. Offers a second bathroom and is slightly larger in size. Both apartments are modern and offer 2 bedrooms in the Essendon area.



115/1050 Mt Alexander Rd ESSENDON 3040

(REI)







Price: \$539.000 Method: Private Sale Date: 11/01/2024

Property Type: Apartment

Agent Comments

Very similar modern style building. Overall internal size similar. Inferior due to main road location. Apartment also faces the main road and noise from the passing trams can be heard. Has an extra bathroom.



116/1050 Mt Alexander Rd ESSENDON 3040

(REI)

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Price: \$536.000 Method: Private Sale Date: 31/01/2024

Property Type: Apartment

Agent Comments

Very similar modern style building, Overall internal size similar. Inferior due to main road location. Noise from the passing trams can be heard. Has an extra bathroom. Inferior as it's a much larger building. Also only has one storage

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





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