

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

25 Deakin Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,765,000 Property Type House Suburb Essendon

Period - From 01/04/2023 to 31/03/2024 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	46 Forrester St ESSENDON 3040	\$1,752,500	02/03/2024
2	2a Mary St ESSENDON 3040	\$1,610,000	01/03/2024
3	153 Deakin St ESSENDON 3040	\$1,600,000	10/02/2024

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:

16/04/2024 22:18



Property Type: House

Land Size: 644 sqm approx

Agent Comments

Weatherboard family home. Extended. 5 beds. Great decking at rear. Just been painted and looking fresh.

Comparable Properties



46 Forrester St ESSENDON 3040 (REI)



Agent Comments

Superior renovation & brick home but less bedrooms and on a smaller block.

Price: \$1,752,500

Method: Auction Sale

Date: 02/03/2024

Rooms: 7

Property Type: House (Res)

Land Size: 464 sqm approx



2a Mary St ESSENDON 3040 (REI)



Agent Comments

Newer renovation but on a smaller block and less bedrooms.

Price: \$1,610,000

Method: Private Sale

Date: 01/03/2024

Property Type: House (Res)



153 Deakin St ESSENDON 3040 (REI/VG)



Agent Comments

Superior as a Brick home but slightly smaller block.

Price: \$1,600,000

Method: Sold Before Auction

Date: 10/02/2024

Property Type: House (Res)

Land Size: 606 sqm approx