

# 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 28B Wright Street, Essendon Vic 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,830,000 Property Type House Suburb Essendon

Period - From 01/01/2023 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	Price	Date of sale
1	3/137B Woodland St ESSENDON 3040	\$1,200,000	28/08/2023
2	2a Amar St STRATHMORE 3041	\$1,120,000	25/09/2023
3	1/12 Morton St ESSENDON 3040	\$1,020,000	09/01/2024

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: 27/01/2024 09:34



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**Rooms:** 5  
**Property Type:** Townhouse (Single)  
**Land Size:** 273 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,100,000 - \$1,200,000  
**Median House Price**  
 Year ending December 2023: \$1,830,000

Delightful home tucked away in a beautiful tranquil setting on the park. A haven comprising 3 bedrooms or 2 plus home office, various living zones, decking, garage and all in excellent condition. A short walk to Glenburnie Train Station, shops, parkland and more.

## Comparable Properties



3/137B Woodland St ESSENDON 3040 (VG)

Agent Comments

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**Price:** \$1,200,000  
**Method:** Sale  
**Date:** 28/08/2023  
**Property Type:** Flat/Unit/Apartment (Res)



2a Amar St STRATHMORE 3041 (REI/VG)

Agent Comments

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**Price:** \$1,120,000  
**Method:** Private Sale  
**Date:** 25/09/2023  
**Property Type:** Townhouse (Single)  
**Land Size:** 269 sqm approx



1/12 Morton St ESSENDON 3040 (REI)

Agent Comments

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**Price:** \$1,020,000  
**Method:** Private Sale  
**Date:** 09/01/2024  
**Property Type:** Townhouse (Single)