

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 29 Crisp Street, Essendon Vic 3040

Indicative selling price

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

Range between \$3,700,000 & \$4,000,000

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	21 Kalimna St ESSENDON 3040	\$4,000,000	06/12/2023
2	27 Aberfeldie St ABERFELDIE 3040	\$3,900,000	04/02/2024
3	31 Kalimna St ESSENDON 3040	\$3,600,000	28/05/2024

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: 30/05/2024 10:17



 4
  2
  2

Rooms: 8

Property Type:

Divorce/Estate/Family Transfers

Land Size: 1461 sqm approx

Agent Comments

Possibly the best parcel of land North of the CBD. A 35 year old 8 room Brick Veneer, swimming pool, tennis court and 180feet frontage to the park with 66 feet frontage to Crisp St. Has a single dwelling covenant.

Indicative Selling Price

\$3,700,000 - \$4,000,000

Median House Price

Year ending March 2024: \$1,765,000

Could this be the best parcel of land North of the Melbourne CBD. An amazing opportunity to build with a wonderful outlook over parkland in a very desirable, peaceful, private location. Presently an Existing 8 room, 4 bedroom Brick Veneer, Pool and Tennis Court. A unique and very special property.

Comparable Properties



21 Kalimna St ESSENDON 3040 (REI/VG)

Agent Comments

 5
  2
  2

Price: \$4,000,000

Method: Private Sale

Date: 06/12/2023

Property Type: House

Land Size: 1070 sqm approx



27 Aberfeldie St ABERFELDIE 3040 (REI/VG)

Agent Comments

 4
  4
  3

Price: \$3,900,000

Method: Private Sale

Date: 04/02/2024

Property Type: House

Land Size: 736 sqm approx



31 Kalimna St ESSENDON 3040 (REI)

Agent Comments

 4
  2
  3

Price: \$3,600,000

Method: Private Sale

Date: 28/05/2024

Property Type: House

Land Size: 1001 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655