Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for	sale	•
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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
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Median sale price

Median price	\$1,765,000	Pro	perty 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.

Ad	dress 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

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





Indicative Selling Price \$3,700,000 - \$4,000,000

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

Median House Price



Rooms: 8 **Property Type:**

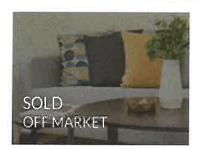
Divorce/Estate/Family Transfers Land Size: 1461 sqm approx

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.

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

Comparable Properties



21 Kalimna St ESSENDON 3040 (REI/VG)

Price: \$4,000,000 Method: Private Sale Date: 06/12/2023 Property Type: House

Land Size: 1070 sqm approx

Agent Comments



27 Aberfeldie St ABERFELDIE 3040 (REI/VG)

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Price: \$3,900,000 Method: Private Sale Date: 04/02/2024 Property Type: House Land Size: 736 sqm approx **Agent Comments**



31 Kalimna St ESSENDON 3040 (REI)

Agent Comments

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



