

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

3/61 Primrose Street, Essendon Vic 3040

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$572,500 Property Type Unit 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	Price	Date of sale
1	4/90-92 Primrose St ESSENDON 3040	\$520,000	03/10/2023
2	11/23 Daisy St ESSENDON 3040	\$490,000	26/01/2024
3	2/42 The Parade ASCOT VALE 3032	\$480,000	22/12/2023

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:

01/03/2024 15:27



Property Type: Apartment

Agent Comments

Older Style updated 1st Floor apartment of a generous size only 5 in the block.

Comparable Properties



4/90-92 Primrose St ESSENDON 3040 (REI)



Agent Comments

Same street, same accommodation. Very comparable but no outdoor space

Price: \$520,000

Method: Private Sale

Date: 03/10/2023

Property Type: Apartment



11/23 Daisy St ESSENDON 3040 (REI)



Agent Comments

Renovated Kitchen and bathroom, same accom and also first floor apartment. Smaller internally

Price: \$490,000

Method: Private Sale

Date: 26/01/2024

Property Type: Unit



2/42 The Parade ASCOT VALE 3032 (REI/VG)



Agent Comments

Updated apartment in older style complex. Same accom in neighbouring suburb and no outdoor space

Price: \$480,000

Method: Private Sale

Date: 22/12/2023

Property Type: Apartment