

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 GORDON STREET, ESSENDON, VIC 3040  3  1  1

Indicative Selling Price

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

Price Range: **\$1,150,000 to \$1,250,000**

Provided by: Natasha Flinders, Nelson Alexander Essendon

MEDIAN SALE PRICE



ESSENDON, VIC, 3040

Suburb Median Sale Price (House)

\$1,790,000

01 October 2023 to 31 December 2023

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



8 AMELIA AVE, ESSENDON, VIC 3040

 3  1  2

Sale Price

****\$1,252,800**

Sale Date: 15/11/2023

Distance from Property: 1.5km



2A BRIDGE ST, ESSENDON, VIC 3040

 3  1  2

Sale Price

****\$1,152,000**

Sale Date: 11/11/2023

Distance from Property: 1.4km



This report has been compiled on 08/01/2024 by Nelson Alexander Essendon. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

3 GORDON STREET, ESSENDON, VIC 3040

Indicative selling price

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

Price Range:

\$1,150,000 to \$1,250,000

Median sale price

Median price

\$1,790,000

Property type

House

Suburb

ESSENDON

Period

01 October 2023 to 31 December 2023

Source

 pricfinder

Comparable property sales

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.

Address of comparable property

Price

Date of sale

8 AMELIA AVE, ESSENDON, VIC 3040	**\$1,252,800	15/11/2023
2A BRIDGE ST, ESSENDON, VIC 3040	**\$1,152,000	11/11/2023

This Statement of Information was prepared

08/01/2024