

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 GORDON STREET, ESSENDON, VIC 3040 🕮 3 🕒 1 🚓 1







Indicative Selling Price

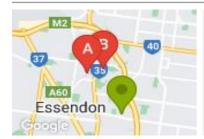
For the meaning of this price see consumer.vic.au/underquoting

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







Sale Price

**\$1,252,800

Sale Date: 15/11/2023

Distance from Property: 1.5km





2A BRIDGE ST, ESSENDON, VIC 3040







Sale Price

**\$1,152,000

Sale Date: 11/11/2023

Distance from Property: 1.4km



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	pricefinder		

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

