

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

30 Market Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

Median sale price

Median price \$1,850,000 Property Type House Suburb Essendon

Period - From 12/07/2022 to 11/07/2023 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	11 Schofield St ESSENDON 3040	\$1,811,000	14/06/2023
2	44 Market St ESSENDON 3040	\$2,000,000	24/03/2023
3	20 Balmoral St ESSENDON 3040	\$1,730,000	27/05/2023

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:

12/07/2023 12:40



4 3 1

Property Type: House (Res)

Land Size: 435 sqm approx

Agent Comments

Renovated Edwardian Style Home on 435sqm

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

12/07/2022 - 11/07/2023: \$1,850,000

Comparable Properties

11 Schofield St ESSENDON 3040 (REI)

5 1 1

Price: \$1,811,000

Method:

Date: 14/06/2023

Property Type: House

Agent Comments

Superior Larger Block and has a pool. Inferior Not as renovated.

44 Market St ESSENDON 3040 (REI/VG)

5 2 2

Price: \$2,000,000

Method: Sold Before Auction

Date: 24/03/2023

Property Type: House (Res)

Land Size: 542 sqm approx

Agent Comments

Superior Larger Home and has a pool. Inferior Reno not as new.



20 Balmoral St ESSENDON 3040 (REI)

4 2 2

Price: \$1,730,000

Method: Auction Sale

Date: 27/05/2023

Rooms: 5

Property Type: House (Res)

Land Size: 491 sqm approx

Agent Comments

Superior Great street and has a pool. Inferior Not as renovated.