

# 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 34 Cooper Street, Essendon Vic 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,580,000 & \$1,680,000

### Median sale price

Median price \$1,691,000 Property Type House Suburb Essendon  
Period - From 01/01/2024 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.

	Address of comparable property	Price	Date of sale
1	42 Lincoln Rd ESSENDON 3040	\$1,650,000	10/01/2024
2	25 Renown St ESSENDON NORTH 3041	\$1,620,000	04/05/2024
3	98 Glass St ESSENDON 3040	\$1,612,000	17/01/2024

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: 19/06/2024 12:35



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**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 786 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,580,000 - \$1,680,000  
**Median House Price**  
March quarter 2024: \$1,691,000

## Comparable Properties



**42 Lincoln Rd ESSENDON 3040 (REI/VG)**

**Agent Comments**

 3    2    3

**Price:** \$1,650,000  
**Method:** Private Sale  
**Date:** 10/01/2024  
**Property Type:** House  
**Land Size:** 801 sqm approx



**25 Renown St ESSENDON NORTH 3041 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$1,620,000  
**Method:** Auction Sale  
**Date:** 04/05/2024  
**Property Type:** House (Res)  
**Land Size:** 721 sqm approx



**98 Glass St ESSENDON 3040 (REI/VG)**

**Agent Comments**

 3    1    2

**Price:** \$1,612,000  
**Method:** Private Sale  
**Date:** 17/01/2024  
**Property Type:** House  
**Land Size:** 695 sqm approx

**Account - McDonald Upton** | P: 03 93759375 | F: 03 93792655