

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

36 Forrester Street, Essendon Vic 3040

Indicative selling price

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

Range between \$2,350,000 & \$2,450,000

Median sale price

Median price \$1,830,000 Property Type House Suburb Essendon

Period - From 01/01/2023 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	24 Afton St ABERFELDIE 3040	\$2,500,000	19/08/2023
2	3 Balmanno Cr STRATHMORE 3041	\$2,430,000	27/10/2023
3			

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:

05/02/2024 14:32



 5  3  3

Property Type: House (Res)

Land Size: 618 sqm approx

Agent Comments

Indicative Selling Price

\$2,350,000 - \$2,450,000

Median House Price

Year ending December 2023: \$1,830,000

Comparable Properties



24 Afton St ABERFELDIE 3040 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,500,000

Method: Auction Sale

Date: 19/08/2023

Property Type: House

Land Size: 606 sqm approx



3 Balmanno Cr STRATHMORE 3041 (REI)

Agent Comments

 4  2  4

Price: \$2,430,000

Method: Sold Before Auction

Date: 27/10/2023

Property Type: House (Res)

Land Size: 730 sqm approx

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.

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