# 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

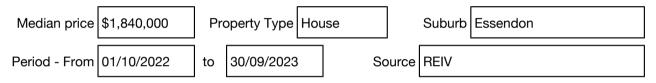
37 Gilbertson Street, Essendon Vic 3040

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	For the	meaning	of this	price see	consumer.vic.gov.au/underquoting
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Single price \$950,000

#### Median sale price



#### 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.

Add	dress of comparable property	Price	Date of sale
1	5 King St ESSENDON 3040	\$975,000	23/09/2023
2	33 Sherbourne St ESSENDON 3040	\$902,500	11/11/2023
3	35 Sherbourne St ESSENDON 3040	\$900,000	26/08/2023

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:

08/01/2024 14:52



37 Gilbertson Street, Essendon Vic 3040



Christian Lonzi 8378 0500 0403 344 279 christianlonzi@jelliscraig.com.au

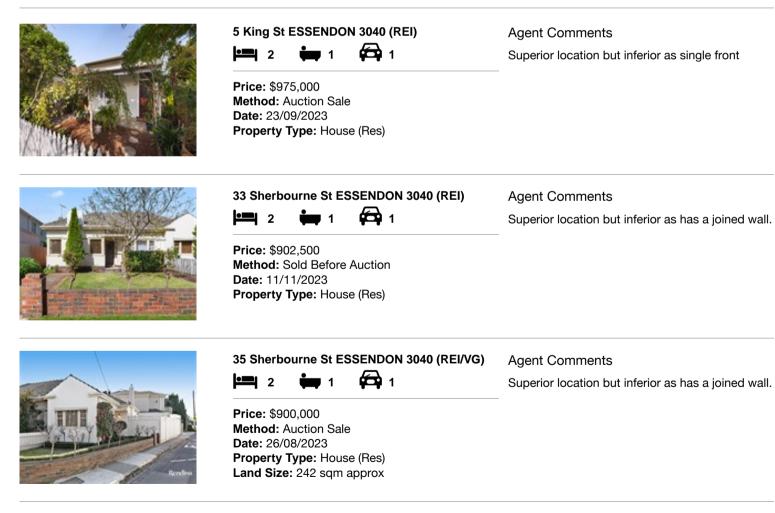




Property Type: House Land Size: 327 sqm approx Agent Comments Clinker brick home on small corner allotment.

Indicative Selling Price \$950,000 Median House Price Year ending September 2023: \$1,840,000

# **Comparable Properties**



#### Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555





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