

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

Single price \$950,000

Median sale price

Median price \$1,840,000

Property Type House

Suburb Essendon

Period - From 01/10/2022

to 30/09/2023

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	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



Property Type: House

Land Size: 327 sqm approx

Agent Comments

Clinker brick home on small corner allotment.

Comparable Properties



5 King St ESSENDON 3040 (REI)



Agent Comments

Superior location but inferior as single front

Price: \$975,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)



33 Sherbourne St ESSENDON 3040 (REI)



Agent Comments

Superior location but inferior as has a joined wall.

Price: \$902,500

Method: Sold Before Auction

Date: 11/11/2023

Property Type: House (Res)



35 Sherbourne St ESSENDON 3040 (REI/VG)



Agent Comments

Superior location but inferior as has a joined wall.

Price: \$900,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 242 sqm approx