

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

37a King Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,860,000 Property Type House Suburb Essendon

Period - From 01/07/2023 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 George St MOONEE PONDS 3039	\$1,161,000	24/06/2023
2	7 Kerferd St ESSENDON NORTH 3041	\$1,085,000	22/07/2023
3	5 King St ESSENDON 3040	\$975,000	23/09/2023

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:

15/11/2023 16:49



Property Type: House

Agent Comments

Renovated House 2 Bedroom 2 Bathroom 2 Car

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

September quarter 2023: \$1,860,000

Comparable Properties



5 George St MOONEE PONDS 3039 (REI/VG)



Agent Comments

Updated 2 bedroom single front in neighbouring suburb

Price: \$1,161,000

Method: Auction Sale

Date: 24/06/2023

Property Type: House (Res)

Land Size: 245 sqm approx

7 Kerferd St ESSENDON NORTH 3041 (REI/VG)



Agent Comments

Superior floorplan and house criteria, 3 Bedroom 1 Bathroom, Inferior location similar block size.

Price: \$1,085,000

Method: Auction Sale

Date: 22/07/2023

Property Type: House (Res)

Land Size: 364 sqm approx



5 King St ESSENDON 3040 (REI)



Agent Comments

Recent Sale on the street, has period features, inferior property, has only rear access parking and one bathroom.

Price: \$975,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)