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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$1,860,000	Pro	operty Type	Hou	se		Suburb	Essendon
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Add	dress 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





John Morello





Property Type: House Agent Comments Renovated House 2 Bedroom 2 Bathroom 2 Car 8378 0500 0412 088 757 johnmorello@jelliscraig.com.au

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)



Price: \$1,161,000 Method: Auction Sale Date: 24/06/2023 Property Type: House (Res) Land Size: 245 sqm approx

Agent Comments

Updated 2 bedroom single front in neighbouring suburb

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

7 Kerferd St ESSENDON NORTH 3041 (REI/VG) Agent Comments





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)



Price: \$975,000 Method: Auction Sale Date: 23/09/2023 Property Type: House (Res)

Agent Comments

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

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





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