

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

4/8-10 Sturt Street, Essendon Vic 3040

Indicative selling price

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

Range between \$620,000 & \$650,000

Median sale price

Median price \$560,000 Property Type Unit Suburb Essendon

Period - From 01/01/2024 to 31/03/2024 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	3/8 Sturt St ESSENDON 3040	\$650,000	22/02/2024
2	106/1020 Mt Alexander Rd ESSENDON 3040	\$625,000	14/05/2024
3	10/294 Keilor Rd ESSENDON NORTH 3041	\$610,000	04/04/2024

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:

16/06/2024 19:05



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$620,000 - \$650,000

Median Unit Price

March quarter 2024: \$560,000

Comparable Properties

3/8 Sturt St ESSENDON 3040 (VG)

Agent Comments



Price: \$650,000

Method: Sale

Date: 22/02/2024

Property Type: Flat/Unit/Apartment (Res)



106/1020 Mt Alexander Rd ESSENDON 3040 (REI)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 14/05/2024

Rooms: 3

Property Type: Apartment

10/294 Keilor Rd ESSENDON NORTH 3041 (VG)

Agent Comments



Price: \$610,000

Method: Sale

Date: 04/04/2024

Property Type: Flat/Unit/Apartment (Res)

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