

# 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 4/90-92 Primrose Street, Essendon Vic 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000 & \$520,000

### Median sale price

Median price \$535,000 Property Type Unit Suburb Essendon

Period - From 01/09/2022 to 31/08/2023 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	5/8 Braemar St ESSENDON 3040	\$483,500	11/08/2023
2	5/101 Glass St ESSENDON 3040	\$537,000	12/08/2023
3	4/5 Grice Cr ESSENDON 3040	\$510,000	26/07/2023

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: 01/09/2023 15:18



**Property Type:** Unit

**Agent Comments**

Brick Unit

## Comparable Properties

### 5/8 Braemar St ESSENDON 3040 (REI)



**Price:** \$483,500

**Method:**

**Date:** 11/08/2023

**Property Type:** House

### Agent Comments

Brick build, inferior updated, same proeprty criteria, close to public transport cafes' and eateries on Mt Alexander Road.



### 5/101 Glass St ESSENDON 3040 (REI)



**Price:** \$537,000

**Method:** Auction Sale

**Date:** 12/08/2023

**Property Type:** Unit

### Agent Comments

Brick build, superior updates, same proeprty criteria and in the vacinity of public transport caf and eateries on Mt Alexander Road.



### 4/5 Grice Cr ESSENDON 3040 (REI)



**Price:** \$510,000

**Method:** Private Sale

**Date:** 26/07/2023

**Property Type:** Apartment

### Agent Comments

Brick build, average updates, same property cri similar pocket in essendon close to Essendon Train and Tram station.