

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 Cliff Street, Essendon Vic 3040

Indicative selling price

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

Range between \$2,400,000 & \$2,640,000

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.

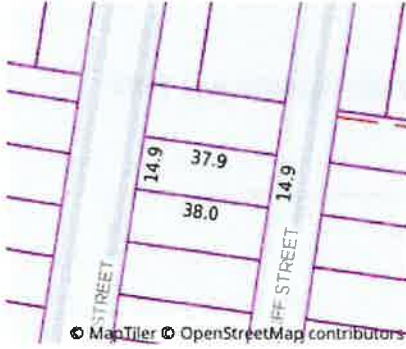
	Address of comparable property	Price	Date of sale
1	4 Parry St MOONEE PONDS 3039	\$2,530,000	24/11/2023
2	112 Hedderwick St ESSENDON 3040	\$2,525,000	28/11/2023
3	24 Afton St ABERFELDIE 3040	\$2,500,000	19/08/2023

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: 18/12/2023 11:10

4 Cliff Street, Essendon Vic 3040



Property Type: House
Land Size: 560.814 sqm approx
Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,640,000
Median House Price
September quarter 2023: \$1,860,000

Comparable Properties



4 Parry St MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$2,530,000
Method: Private Sale
Date: 24/11/2023
Property Type: House



112 Hedderwick St ESSENDON 3040 (REI)

Agent Comments



Price: \$2,525,000
Method: Private Sale
Date: 28/11/2023
Property Type: House
Land Size: 604 sqm approx



24 Afton St ABERFELDIE 3040 (REI/VG)

Agent Comments



Price: \$2,500,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House
Land Size: 606 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



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