

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

40 Ruby Street, Essendon West 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 \$1,132,500 Property Type House Suburb Essendon West

Period - From 01/01/2023 to 31/12/2023 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	414 Buckley St ESSENDON WEST 3040	\$1,125,000	01/12/2023
2	55 Hoffmans Rd NIDDRIE 3042	\$1,080,000	17/11/2023
3	2 Rose Av NIDDRIE 3042	\$955,000	06/12/2023

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:

25/01/2024 13:27



Property Type: House

Agent Comments

Original 3 bedroom brick home on large allotment

Comparable Properties



414 Buckley St ESSENDON WEST 3040 (REI)

Agent Comments



Larger land same accom home however on a main road in the same suburb

Price: \$1,125,000

Method: Private Sale

Date: 01/12/2023

Property Type: House

Land Size: 834 sqm approx



55 Hoffmans Rd NIDDRIE 3042 (REI/VG)

Agent Comments



Original 3 bedroom home on similar size land in neighbouring suburb on main road

Price: \$1,080,000

Method: Sold Before Auction

Date: 17/11/2023

Property Type: House

Land Size: 652 sqm approx



2 Rose Av NIDDRIE 3042 (REI)

Agent Comments



Older/original home on smaller land in neighbouring suburb

Price: \$955,000

Method: Private Sale

Date: 06/12/2023

Property Type: House

Land Size: 543 sqm approx