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 betweer	en \$1,000,000		&		\$1,100,000				
Median sale price									
Median price	\$1,132,500	Property Type H		Hou	ouse		Suburb	Essendon West	
Period - From	01/01/2023	to	31/12/2023		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	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



40 Ruby Street, Essendon West Vic 3040



John Morello 8378 0500 0412 088 757 johnmorello@jelliscraig.com.au





 Property Type: House

 Agent Comments
 Year end

 Original 3 bedroom brick home on large allotment

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price Year ending December 2023: \$1,132,500

Comparable Properties

414 Buckley St ESSENDON WEST 3040 (REI) 3 1 2 2 Price: \$1,125,000 Method: Private Sale Date: 01/12/2023 Property Type: House Land Size: 834 sqm approx	Agent Comments Larger land same accom home however on a main road in the same suburb
55 Hoffmans Rd NIDDRIE 3042 (REI/VG) 3 1 6 6 Price: \$1,080,000 Method: Sold Before Auction Date: 17/11/2023 Property Type: House Land Size: 652 sqm approx	Agent Comments Original 3 bedroom home on similar size land in neighbouring suburb on main road
2 Rose Av NIDDRIE 3042 (REI) 1 1 1 2 Price: \$955,000 Method: Private Sale Date: 06/12/2023 Property Type: House Land Size: 543 sqm approx	Agent Comments Older/original home on smaller land in neighbouring suburb

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





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