

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

41 Miller Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,691,000 Property Type House 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.

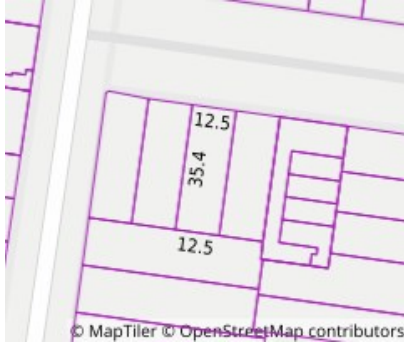
	Address of comparable property	Price	Date of sale
1	21 Wright St ESSENDON 3040	\$1,575,500	24/02/2024
2	119 Eglinton St MOONEE PONDS 3039	\$1,560,000	12/03/2024
3	17 Laluma St ESSENDON 3040	\$1,550,000	16/03/2024

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:

26/04/2024 12:28



Property Type: House (Previously Occupied - Detached)
Land Size: 450 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
March quarter 2024: \$1,691,000

Comparable Properties



21 Wright St ESSENDON 3040 (REI)

Agent Comments



Price: \$1,575,500
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 436 sqm approx



119 Eglinton St MOONEE PONDS 3039 (REI/VG)

Agent Comments



Price: \$1,560,000
Method: Sold Before Auction
Date: 12/03/2024
Property Type: House (Res)
Land Size: 302 sqm approx



17 Laluma St ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$1,550,000
Method: Sold Before Auction
Date: 16/03/2024
Property Type: House (Res)
Land Size: 494 sqm approx

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