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

43 Daisy Street, Essendon Vic 3040

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$2,000,000		&		\$2,200,000			
Median sale p	rice							
Median price	\$1,860,000	Pro	operty Type	Hous	se		Suburb	Essendon
Period - From	01/07/2023	to	30/09/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	4 Darling St MOONEE PONDS 3039	\$2,215,000	26/08/2023
2	11 Hesleden St ESSENDON 3040	\$2,101,000	02/11/2023
3	5 Lyon St ESSENDON 3040	\$2,000,000	23/08/2023

OR

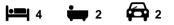
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

30/11/2023 09:23







Rooms: 5 Property Type: House (Res) Land Size: 556 sqm approx Agent Comments Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price September quarter 2023: \$1,860,000

Comparable Properties



4 Darling St MOONEE PONDS 3039 (REI)



Price: \$2,215,000 Method: Auction Sale Date: 26/08/2023 Property Type: House (Res) Land Size: 472 sqm approx



11 Hesleden St ESSENDON 3040 (REI)

Agent Comments

Agent Comments

Price: \$2,101,000 Method: Auction Sale Date: 02/11/2023 Property Type: House (Res)

4



5 Lyon St ESSENDON 3040 (VG)

Agent Comments

Price: \$2,000,000 Method: Sale Date: 23/08/2023 Property Type: House (Res) Land Size: 475 sqm approx

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



propertydata

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