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 Washington Street, Essendon Vic 3040

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,900,000		&		\$2,090,000			
Median sale p	rice							
Median price	\$1,762,500	Pro	Property Type Hou		ISE		Suburb	Essendon
Period - From	01/10/2023	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.

Ado	dress of comparable property	Price	Date of sale
1	19 Collins St ESSENDON 3040	\$2,160,000	02/12/2023
2	2a Fletcher St ESSENDON 3040	\$2,000,000	29/02/2024
3	260 Napier St STRATHMORE 3041	\$1,902,500	16/12/2023

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:

18/03/2024 10:00



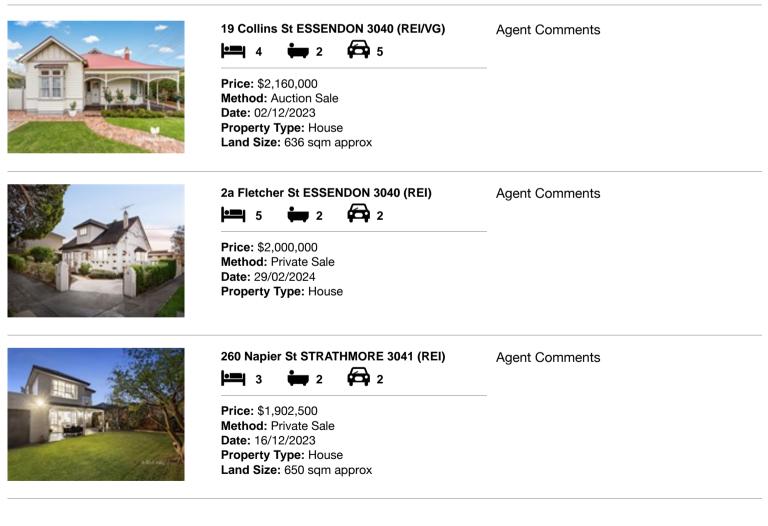






Property Type: House (Previously Occupied - Detached) Land Size: 596 sqm approx Agent Comments Indicative Selling Price \$1,900,000 - \$2,090,000 Median House Price December quarter 2023: \$1,762,500

Comparable Properties



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



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