

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 consumer.vic.gov.au/underquoting

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$1,762,500 Property Type House Suburb Essendon

Period - From 01/10/2023 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	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



19 Collins St ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$2,160,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House
Land Size: 636 sqm approx



2a Fletcher St ESSENDON 3040 (REI)

Agent Comments



Price: \$2,000,000
Method: Private Sale
Date: 29/02/2024
Property Type: House



260 Napier St STRATHMORE 3041 (REI)

Agent Comments



Price: \$1,902,500
Method: Private Sale
Date: 16/12/2023
Property Type: House
Land Size: 650 sqm approx

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