## 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

46A Fletcher Street, Essendon Vic 3040

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	een \$1,800,000		&		\$1,900,000				
Median sale price									
Median price	\$1,830,000	Property Type Hous		se S		Suburb	Essendon		
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.

Ade	dress of comparable property	Price	Date of sale
1	1a Kilmartin St ESSENDON 3040	\$2,000,000	21/10/2023
2	24 Maribyrnong Rd MOONEE PONDS 3039	\$1,995,000	21/10/2023
3	46 Vine St MOONEE PONDS 3039	\$1,880,000	11/12/2023

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:

09/02/2024 10:35







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Rooms: 6 Property Type: House Land Size: 255 sqm approx Agent Comments Irene Androulidakis 9379 2000 0419 345 017 ireneandroulidakis@jelliscraig.com.au

Indicative Selling Price \$1,800,000 - \$1,900,000 Median House Price Year ending December 2023: \$1,830,000

Tri Level luxury masterpiece, 4 bedrooms (master with ensuite, WIR and balcony) luxurious main bathroom, open plan living dining and separate second living zone plus 4 car garage with a kitchenet and storage

# **Comparable Properties**

1a Kilmartin St ESSENDON 3040 (REI/VG)         Image: A image: Barbon and the system of the system	Agent Comments Great comparable, same size allotment and similar accommodation, KIImartin is however brand new built and Fletcher slightly older.
24 Maribyrnong Rd MOONEE PONDS 3039 (REI/VG) 4  3  2 Price: \$1,995,000 Method: Sold Before Auction Date: 21/10/2023 Property Type: House (Res) Land Size: 330 sqm approx	Agent Comments Good comparable in accommodation as in close proximity, properties are different types but similar size land, both in central locations
46 Vine St MOONEE PONDS 3039 (REI) 4 2 2 1 Price: \$1,880,000 Method: Private Sale Date: 11/12/2023 Property Type: House	Agent Comments Good comparable as both have similar accommodation and in close proximity, Vine is on a slightly larger allotment but Fletcher has bigger garage and living area.

Account - Jellis Craig | P: 03 9379 2000



propertydata

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