

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 between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,830,000 Property Type House Suburb Essendon

Period - From 01/01/2023 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	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



Rooms: 6

Property Type: House

Land Size: 255 sqm approx

Agent Comments

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)



Price: \$2,000,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 247 sqm approx

Agent Comments

Great comparable, same size allotment and similar accommodation, Kllmartin is however brand new built and Fletcher slightly older.



24 Maribyrnong Rd MOONEE PONDS 3039 (REI/VG)



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)



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.