## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

| Property | offered | for sa | e |
|----------|---------|--------|---|
|----------|---------|--------|---|

| Address              | 49 Roberts Street, Essendon Vic 3040 |
|----------------------|--------------------------------------|
| Including suburb and |                                      |
| postcode             |                                      |
|                      |                                      |

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

| Range between | \$2,350,000 | & | \$2,450,000 |
|---------------|-------------|---|-------------|
| 0             | ' ' '       |   | ` , ,       |

#### Median sale price

| Median price  | \$1,830,000 | Pro | perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

| 1 | 3 Balmanno Cr STRATHMORE 3041 | \$2,430,000 | 27/10/2023 |
|---|-------------------------------|-------------|------------|
| 2 | 52 Spencer St ESSENDON 3040   | \$2,400,000 | 01/09/2023 |
| 3 |                               |             |            |

#### OR

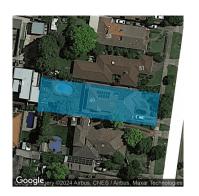
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 30/01/2024 11:21 |
|--|------------------|



Date of sale





Rooms: 10

Property Type: House

Land Size: 752.476 sqm approx

Agent Comments

**Indicative Selling Price** \$2,350,000 - \$2,450,000 **Median House Price** 

Year ending December 2023: \$1,830,000

# Comparable Properties



3 Balmanno Cr STRATHMORE 3041 (REI)





Price: \$2,430,000

Method: Sold Before Auction

Date: 27/10/2023

Property Type: House (Res) Land Size: 730 sqm approx

**Agent Comments** 

52 Spencer St ESSENDON 3040 (VG)







Agent Comments

Price: \$2,400,000 Method: Sale Date: 01/09/2023

Property Type: House (Res) Land Size: 747 sqm approx

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.

Account - Barry Plant | P: 03 9586 0500



