

# 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

49 Roberts Street, Essendon Vic 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,350,000 & \$2,450,000

### 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	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



 3    -   

**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)**

[Agent Comments](#)

 4    2    4

**Price:** \$2,430,000  
**Method:** Sold Before Auction  
**Date:** 27/10/2023  
**Property Type:** House (Res)  
**Land Size:** 730 sqm approx

**52 Spencer St ESSENDON 3040 (VG)**

[Agent Comments](#)

 4    -    -

**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