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

49a Waverley Street, Essendon Vic 3040

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquo	ting		
Range betweer	\$990,000		&		\$1,088,000			
Median sale p	rice							
Median price	\$910,000	Pro	operty Type	Том	nhouse		Suburb	Essendon
Period - From	08/01/2023	to	07/01/2024	Ļ	Sc	ource	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	54 Pascoe Vale Rd MOONEE PONDS 3039	\$1,100,000	12/08/2023
2	108b Epsom Rd ASCOT VALE 3032	\$1,045,000	18/11/2023
3	3a Roseberry St ASCOT VALE 3032	\$1,030,000	08/08/2023

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:

08/01/2024 16:42





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Property Type: Townhouse **Land Size:** 169 sqm approx Agent Comments Indicative Selling Price \$990,000 - \$1,088,000 Median Townhouse Price 08/01/2023 - 07/01/2024: \$910,000

Comparable Properties





54 Pascoe Vale Rd MOONEE PONDS 3039 (REI/VG)



Price: \$1,100,000 Method: Auction Sale Date: 12/08/2023 Property Type: House (Res) Land Size: 218 sqm approx

108b Epsom Rd ASCOT VALE 3032 (REI)

3a Roseberry St ASCOT VALE 3032 (REI/VG)

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Price: \$1,045,000 Method: Auction Sale Date: 18/11/2023 Property Type: Townhouse (Res)

Agent Comments

Side-by-side brick single front with single car accommodation

Contemporary townhouse on main road with

Agent Comments

Agent Comments

double car accommodation

Rear townhouse of 2 older build with ROW and single car accommodation



Price: \$1,030,000 Method: Private Sale Date: 08/08/2023 Property Type: House (Res) Land Size: 178 sqm approx

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