

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$990,000 & \$1,088,000

### Median sale price

Median price \$910,000 Property Type Townhouse Suburb Essendon

Period - From 08/01/2023 to 07/01/2024 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	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



3   2   1

**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)**

3   1   1

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

**Agent Comments**

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



**108b Epsom Rd ASCOT VALE 3032 (REI)**

3   2   2

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

**Agent Comments**

Contemporary townhouse on main road with double car accommodation



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

3   2   2

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

**Agent Comments**

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