

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

53 Clarinda Road, Essendon Vic 3040

Indicative selling price

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

Range between \$3,600,000 & \$3,850,000

Median sale price

Median price \$1,765,000 Property Type House Suburb Essendon

Period - From 01/04/2023 to 31/03/2024 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	27 Aberfeldie St ABERFELDIE 3040	\$3,900,000	04/02/2024
2	57 Nimmo St ESSENDON 3040	\$3,750,000	06/12/2023
3	94 Vida St ABERFELDIE 3040	\$3,550,000	23/03/2024

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:

06/05/2024 13:09



 4  4  5

Rooms: 8
Property Type: House (Res)
Land Size: 713 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$3,600,000 - \$3,850,000
Median House Price
Year ending March 2024: \$1,765,000

Comparable Properties



27 Aberfeldie St ABERFELDIE 3040 (REI/VG) [Agent Comments](#)

 4  4  3

Price: \$3,900,000
Method: Private Sale
Date: 04/02/2024
Property Type: House
Land Size: 736 sqm approx



57 Nimmo St ESSENDON 3040 (REI/VG) [Agent Comments](#)

 4  4  4

Price: \$3,750,000
Method: Private Sale
Date: 06/12/2023
Property Type: House
Land Size: 697 sqm approx



94 Vida St ABERFELDIE 3040 (REI) [Agent Comments](#)

 4  2  2

Price: \$3,550,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 766 sqm approx

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