

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 6/101-103 Glass Street, Essendon Vic 3040

Indicative selling price

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

Range between \$480,000 & \$525,000

Median sale price

Median price \$527,500 Property Type Unit 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	214/87-89 Raleigh St ESSENDON 3040	\$505,000	16/02/2024
2	107/11 Glass St ESSENDON 3040	\$516,000	14/02/2024
3	11/23 Daisy St ESSENDON 3040	\$490,000	26/01/2024

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: 13/03/2024 21:14



Property Type: Apartment

Agent Comments

Spacious Apartment

Comparable Properties

214/87-89 Raleigh St ESSENDON 3040 (REI)



Agent Comments

Superior as newer style but inferior on apartment size and higher density

Price: \$505,000

Method:

Date: 16/02/2024

Property Type: Apartment



107/11 Glass St ESSENDON 3040 (REI)



Agent Comments

Superior as newer style but inferior on apartment size and higher density

Price: \$516,000

Method: Private Sale

Date: 14/02/2024

Property Type: Apartment



11/23 Daisy St ESSENDON 3040 (REI)



Agent Comments

Superior renovations but inferior on apartment size.

Price: \$490,000

Method: Private Sale

Date: 26/01/2024

Property Type: Unit