Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/101-103 Glass Street, Essendon Vic 3040

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|------------|------|--------|----------|
| Range betweer | n \$480,000 | | & | | \$525,000 | כ | | |
| Median sale pi | rice | | | | | | | |
| Median price | \$527,500 | Pro | operty Type | Unit | | | Suburb | Essendon |
| Period - From | 01/01/2023 | to | 31/12/2023 | | So | urce | 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



6/101-103 Glass Street, Essendon Vic 3040







Property Type: Apartment Agent Comments Spacious Apartment Christian Lonzi 8378 0500 0403 344 279 christianlonzi@jelliscraig.com.au

Indicative Selling Price \$480,000 - \$525,000 Median Unit Price Year ending December 2023: \$527,500

Comparable Properties

| | 214/87-89 Raleigh St ESSENDON 3040 (REI) 2 2 2 1 Price: \$505,000 Method: Date: 16/02/2024 | Agent Comments Superior as newer style but inferior on apartment – size and higher density |
|--------------------------------------|--|--|
| | Property Type: Apartment | |
| | 107/11 Glass St ESSENDON 3040 (REI) | Agent Comments |
| | 1 2 1 2 1 | Superior as newer style but inferior on apartment – size and higher density |
| | Price: \$516,000 | |
| THE R. LOW CO. | Method: Private Sale Date: 14/02/2024 | |
| | Property Type: Apartment | |
| and the second | 11/23 Daisy St ESSENDON 3040 (REI) | Agent Comments |
| | | Superior renovations but inferior on apartment - size. |
| Constant Participation Participation | Price: \$490,000 | - 3120. |
| | Method: Private Sale Date: 26/01/2024 | |
| | Property Type: Unit | |

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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