

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

61 Ogilvie Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,787,500

Property Type House

Suburb Essendon

Period - From 01/04/2023

to 30/06/2023

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	88 Deakin St ESSENDON 3040	\$1,250,000	31/03/2023
2	382 Buckley St ESSENDON 3040	\$1,200,000	05/06/2023
3	37 Clydebank Rd ESSENDON WEST 3040	\$1,140,000	26/05/2023

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:

10/08/2023 16:11



 3  1  2

Property Type: House

Land Size: 500 sqm approx

Agent Comments

Comparable Properties



88 Deakin St ESSENDON 3040 (VG)

Agent Comments

 3  -  -

Price: \$1,250,000

Method: Sale

Date: 31/03/2023

Property Type: House (Res)

Land Size: 572 sqm approx



382 Buckley St ESSENDON 3040 (REI)

Agent Comments

 4  2  2

Price: \$1,200,000

Method: Private Sale

Date: 05/06/2023

Property Type: House (Res)



37 Clydebank Rd ESSENDON WEST 3040 (REI)

Agent Comments

 3  1  2

Price: \$1,140,000

Method: Sold Before Auction

Date: 26/05/2023

Property Type: House (Res)