

# 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

62 Elder Parade, 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 \$1,800,000

&

\$1,980,000

### 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	12 Collins St ESSENDON 3040	\$2,100,000	14/03/2024
2	49 Aberfeldie St ABERFELDIE 3040	\$2,000,000	15/12/2023
3	29 Robb St ESSENDON 3040	\$1,825,000	14/03/2024

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:

07/05/2024 14:07



 3    2    3

**Rooms:** 6  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 557 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,800,000 - \$1,980,000  
**Median House Price**  
Year ending March 2024: \$1,765,000

Aunique home in this coveted location a stones throw fro St Therasas Primary Schhol and a short walk to the train at Essendon Built in brick and comprising 6 main room with a wonderful outside entertaining area, side drive to garage and more.

## Comparable Properties



**12 Collins St ESSENDON 3040 (REI)**

[Agent Comments](#)

 4    2    2

**Price:** \$2,100,000  
**Method:** Sold Before Auction  
**Date:** 14/03/2024  
**Property Type:** House (Res)



**49 Aberfeldie St ABERFELDIE 3040 (REI)**

[Agent Comments](#)

 4    1    3

**Price:** \$2,000,000  
**Method:** Private Sale  
**Date:** 15/12/2023  
**Property Type:** House (Res)  
**Land Size:** 618 sqm approx



**29 Robb St ESSENDON 3040 (REI)**

[Agent Comments](#)

 3    1    2

**Price:** \$1,825,000  
**Method:** Sold Before Auction  
**Date:** 14/03/2024  
**Property Type:** House (Res)  
**Land Size:** 447 sqm approx