

# 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 63 Spencer Street, 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 \$2,950,000 & \$3,200,000

### Median sale price

Median price \$1,691,000 Property Type House Suburb Essendon

Period - From 01/01/2024 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	37 Edward St ESSENDON 3040	\$3,000,000	28/03/2024
2	11 Ramsay St ABERFELDIE 3040	\$2,880,000	12/12/2023
3	1 Monica St ESSENDON 3040	\$2,700,000	19/12/2023

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: 20/05/2024 09:02



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**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 840 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$2,950,000 - \$3,200,000  
**Median House Price**  
March quarter 2024: \$1,691,000

## Comparable Properties



**37 Edward St ESSENDON 3040 (REI)**

[Agent Comments](#)

 5    3    2

**Price:** \$3,000,000  
**Method:** Private Sale  
**Date:** 28/03/2024  
**Property Type:** House



**11 Ramsay St ABERFELDIE 3040 (REI/VG)**

[Agent Comments](#)

 5    5    4

**Price:** \$2,880,000  
**Method:** Private Sale  
**Date:** 12/12/2023  
**Property Type:** House  
**Land Size:** 869 sqm approx



**1 Monica St ESSENDON 3040 (REI/VG)**

[Agent Comments](#)

 4    3    3

**Price:** \$2,700,000  
**Method:** Private Sale  
**Date:** 19/12/2023  
**Property Type:** House  
**Land Size:** 875 sqm approx

**Account - McDonald Upton** | P: 03 93759375 | F: 03 93792655