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

68 Spencer Street, Essendon Vic 3040

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$2,700,000		&		\$2,950,000			
Median sale p	rice							
Median price	\$1,765,000	Pro	operty Type	Hou	se		Suburb	Essendon
Period - From	01/04/2023	to	31/03/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	37 Edward St ESSENDON 3040	\$3,000,000	28/03/2024
2	52 Hoffmans Rd ESSENDON 3040	\$2,900,000	18/03/2024
3	11 Ramsay St ABERFELDIE 3040	\$2,880,000	12/12/2023

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:

03/05/2024 14:49









Property Type: House Land Size: 849 sqm approx Agent Comments

Indicative Selling Price \$2,700,000 - \$2,950,000 Median House Price Year ending March 2024: \$1,765,000

Comparable Properties



37 Edward St ESSENDON 3040 (REI)



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

Agent Comments

52 Hoffmans Rd ESSENDON 3040 (REI) 4





Price: \$2,900,000 Method: Private Sale Date: 18/03/2024 Rooms: 5 Property Type: House (Res) Land Size: 611 sqm approx

11 Ramsay St ABERFELDIE 3040 (REI/VG)



Agent Comments

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

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





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