

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 7 Cudmore Street, Essendon Vic 3040

Indicative selling price

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

Range between \$2,950,000 & \$3,200,000

Median sale price

Median price \$1,762,500 Property Type House Suburb Essendon

Period - From 01/10/2023 to 31/12/2023 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	94 Market St ESSENDON 3040	\$3,025,000	07/10/2023
2	69 Nimmo St ESSENDON 3040	\$3,001,000	18/11/2023
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: 07/02/2024 14:03



4 4 5

Property Type: House

Agent Comments

4bed, 4 bath, 5 car modern home with pool on large allotment of land in the Mar Lodge

Indicative Selling Price

\$2,950,000 - \$3,200,000

Median House Price

December quarter 2023: \$1,762,500

Comparable Properties



94 Market St ESSENDON 3040 (REI)

4 4 4

Price: \$3,025,000

Method: Auction Sale

Date: 07/10/2023

Property Type: House (Res)

Land Size: 652 sqm approx

Agent Comments

Similar home with same accommodation on a smaller block of land



69 Nimmo St ESSENDON 3040 (REI)

5 3 2

Price: \$3,001,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)

Land Size: 451 sqm approx

Agent Comments

Near new modern 5 bedroom home on half the block size



11 Ramsay St ABERFELDIE 3040 (REI)

5 5 4

Price: \$2,880,000

Method: Private Sale

Date: 12/12/2023

Property Type: House

Land Size: 869 sqm approx

Agent Comments

Very comparable in terms of internal and land size. One extra bedroom and bathroom. In neighbouring suburb