

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 76 Primrose Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,700,000 & \$1,870,000

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	4 Kenna St MOONEE PONDS 3039	\$1,875,000	29/02/2024
2	16 Bloom St MOONEE PONDS 3039	\$1,820,000	13/02/2024
3	44 Mcpherson St MOONEE PONDS 3039	\$1,756,000	25/11/2023

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: 15/05/2024 09:20



Property Type: House (Previously Occupied - Detached)
Land Size: 543 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,870,000
Median House Price
Year ending March 2024: \$1,765,000

Comparable Properties



4 Kenna St MOONEE PONDS 3039 (REI/VG)

Agent Comments



Price: \$1,875,000
Method: Sold Before Auction
Date: 29/02/2024
Property Type: House (Res)
Land Size: 458 sqm approx



16 Bloom St MOONEE PONDS 3039 (REI/VG)

Agent Comments



Price: \$1,820,000
Method: Sold Before Auction
Date: 13/02/2024
Property Type: House (Res)
Land Size: 407 sqm approx



44 Mcpherson St MOONEE PONDS 3039 (REI/VG)

Agent Comments



Price: \$1,756,000
Method: Auction Sale
Date: 25/11/2023
Rooms: 5
Property Type: House (Res)
Land Size: 628 sqm approx

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