

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 8/3 Marco Polo Street, Essendon Vic 3040

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$882,500 Property Type Townhouse Suburb Essendon

Period - From 18/09/2022 to 17/09/2023 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	1/60 Mary St ESSENDON 3040	\$920,000	22/06/2023
2	3/21 First Av STRATHMORE 3041	\$915,000	29/07/2023
3	3/4 Cochrane Ct ESSENDON 3040	\$836,000	04/07/2023

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: 18/09/2023 14:49

8/3 Marco Polo Street, Essendon Vic 3040



3 2 2

Rooms: 5
Property Type: Townhouse
Land Size: 110 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median Townhouse Price
18/09/2022 - 17/09/2023: \$882,500

Modern townhouse in private and secluded corner within close proximity to all the services offered in the Essendon Village. A low maintenance lifestyle beckons in this home of 3 bedrooms or 2 plus home office, open plan kitchen living, private garden and upstairs deck with North facing aspect.

Comparable Properties



1/60 Mary St ESSENDON 3040 (REI/VG)

[Agent Comments](#)

2 2 1

Price: \$920,000
Method: Sold Before Auction
Date: 22/06/2023
Property Type: Townhouse (Res)



3/21 First Av STRATHMORE 3041 (REI)

[Agent Comments](#)

3 2 1

Price: \$915,000
Method: Auction Sale
Date: 29/07/2023
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 167 sqm approx



3/4 Cochrane Ct ESSENDON 3040 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$836,000
Method: Sold Before Auction
Date: 04/07/2023
Property Type: Townhouse (Res)

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



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