

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 Mccarron Parade, Essendon Vic 3040

Indicative selling price

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

Range between \$1,520,000 & \$1,620,000

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	98 Glass St ESSENDON 3040	\$1,612,000	17/01/2024
2	153 Deakin St ESSENDON 3040	\$1,600,000	10/02/2024
3	9 Clifton St ABERFELDIE 3040	\$1,533,000	09/12/2023

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:

26/04/2024 12:31



Property Type:
Agent Comments

Indicative Selling Price
\$1,520,000 - \$1,620,000
Median House Price
March quarter 2024: \$1,691,000

Comparable Properties



98 Glass St ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$1,612,000
Method: Private Sale
Date: 17/01/2024
Property Type: House
Land Size: 695 sqm approx



153 Deakin St ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$1,600,000
Method: Sold Before Auction
Date: 10/02/2024
Property Type: House (Res)
Land Size: 606 sqm approx



9 Clifton St ABERFELDIE 3040 (REI/VG)

Agent Comments



Price: \$1,533,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 608 sqm approx

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