

## 12 Fitzgerald Street, Essendon Vic 3040



**4 Bed 1 Bath, 1 Car**

**Property Type:** House

**Land Size:** 786.70 sqm approx.

**Indicative Selling Price**

\$1,800,000 - \$1,980,000

**Median House Price**

Year ending June 2018: \$1,530,000

**Agent Comments:** Older home with plans and permits for 6 dwellings

## Comparable Properties



**8 Vanberg Road, Essendon 3040 (REI)**

**4 Bed 1 Bath 2 Car**

**Price:** \$1,900,000

**Method:** Auction Sale

**Date:** 01/09/2018

**Property Type:** House (Res)

**Land Size:** 910 sqm approx.

**Agent Comments:** Older home with no plans or permits attached. Sale price equates to \$2,087 per square metre



**15 Holberg Street, Moonee Ponds 3039 (REI)**

**3 Bed 2 Bath 2 Car**

**Price:** \$1,850,000

**Method:** Private Sale

**Date:** 05/06/2018

**Property Type:** House (Res)

**Land Size:** 794 sqm approx.

**Agent Comments:** Similar land size, older home in a quieter position. No plans or permits. Sale price equates to \$2,329 per square metre



**144 Holmes Road, Moonee Ponds 3039 (REI)**

**3 Bed 1 Bath 2 Car**

**Price:** \$1,770,000

**Method:** Auction Sale

**Date:** 18/08/2018

**Property Type:** House

**Land Size:** 650 sqm approx.

**Agent Comments:** Smaller land size, older home on a corner block. Sale price equates to \$2,723 per square metre

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address Including suburb or locality and postcode	12 Fitzgerald Road, Essendon Vic 3040
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$1,800,000	&	\$1,980,000
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#### Median sale price

Median price	\$1,530,000	House	<input checked="" type="checkbox"/>	Suburb	Essendon
Period - From	01/07/2017	to	30/06/2018	Source	REIV

#### Comparable property sales

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
8 Vanberg Road, ESSENDON 3040	\$1,900,000	01/09/2018
15 Holberg Street, MOONEE PONDS 3039	\$1,850,000	05/06/2018
144 Holmes Road, MOONEE PONDS 3039	\$1,770,000	18/08/2018