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 postcode

Indicative selling price

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

Range between \$1,875,000 & \$1,975,000

Median sale price

| Median price | \$1,845,000 | Pro | perty Type | House | | Suburb | Essendon |
|---------------|-------------|-----|------------|-------|--------|--------|----------|
| Period - From | 01/10/2024 | to | 31/12/2024 | | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|------------------------------|-------------|--------------|
| 1 | 28 Ogilvie St ESSENDON 3040 | \$1,865,000 | 29/11/2024 |
| 2 | 17 Brunel St ABERFELDIE 3040 | \$1,930,000 | 09/11/2024 |
| 3 | 28 Collins St ESSENDON 3040 | \$1,965,000 | 24/10/2024 |

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: 12/02/2025 11:32









Rooms: 4

Property Type: House Land Size: 272 sqm approx

Agent Comments

Indicative Selling Price \$1,875,000 - \$1,975,000 Median House Price

December quarter 2024: \$1,845,000

Comparable Properties



28 Ogilvie St ESSENDON 3040 (REI)





Price: \$1,865,000 Method: Private Sale Date: 29/11/2024 Property Type: House Land Size: 572 sqm approx **Agent Comments**



17 Brunel St ABERFELDIE 3040 (REI)







Agent Comments

Price: \$1,930,000 Method: Auction Sale Date: 09/11/2024

Property Type: House (Res) Land Size: 568 sqm approx



28 Collins St ESSENDON 3040 (REI)









Agent Comments

Price: \$1,965,000

Method: Sold Before Auction

Date: 24/10/2024

Property Type: House (Res) Land Size: 615 sqm approx

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





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