

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 82 Primrose Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$880,000 Property Type Townhouse Suburb Essendon

Period - From 04/05/2022 to 03/05/2023 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	82 Tennyson St ESSENDON 3040	\$1,102,500	22/11/2022
2	27b Thomas St MOONEE PONDS 3039	\$1,060,000	22/12/2022
3	2/26 Richardson St ESSENDON 3040	\$1,020,000	04/03/2023

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: 04/05/2023 10:16

82 Primrose Street, Essendon Vic 3040



3 2 2

Property Type: Townhouse (Res)

Land Size: 238 sqm approx

Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Townhouse Price
04/05/2022 - 03/05/2023: \$880,000

Comparable Properties



82 Tennyson St ESSENDON 3040 (REIVG)

Agent Comments

3 2 2

Price: \$1,102,500

Method: Private Sale

Date: 22/11/2022

Property Type: Townhouse (Single)

Land Size: 213 sqm approx



27b Thomas St MOONEE PONDS 3039 (VG)

Agent Comments

3 - -

Price: \$1,060,000

Method: Sale

Date: 22/12/2022

Property Type: Flat/Unit/Apartment (Res)

2/26 Richardson St ESSENDON 3040 (REI)

Agent Comments

3 2 2

Price: \$1,020,000

Method: Auction Sale

Date: 04/03/2023

Property Type: Townhouse (Res)

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



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