

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

15/2 Scott Street, Essendon Vic 3040

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$632,000

Property Type Unit

Suburb Essendon

Period - From 01/10/2020

to 31/12/2020

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	8/51 Holmes Rd MOONEE PONDS 3039	\$899,000	03/12/2020
2	2b Hesleden St ESSENDON 3040	\$824,500	14/10/2020
3	10/2-6 Scott St ESSENDON 3040	\$816,000	15/12/2020

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:

19/03/2021 11:36

15/2 Scott Street, Essendon Vic 3040



 3  2  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

December quarter 2020: \$632,000

Comparable Properties



8/51 Holmes Rd MOONEE PONDS 3039 (REI/VG)

Agent Comments

 3  2  1

Price: \$899,000

Method: Sold Before Auction

Date: 03/12/2020

Property Type: Townhouse (Res)



2b Hesleden St ESSENDON 3040 (REI/VG)

Agent Comments

 3  3  1

Price: \$824,500

Method: Auction Sale

Date: 14/10/2020

Property Type: Townhouse (Res)



10/2-6 Scott St ESSENDON 3040 (REI/VG)

Agent Comments

 3  2  2

Price: \$816,000

Method: Private Sale

Date: 15/12/2020

Property Type: Townhouse (Single)

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