

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

107A/40 Collins Street, Essendon Vic 3040

Indicative selling price

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

Single price

\$495,000

Median sale price

Median price

\$540,000

House

Unit

X

Suburb

Essendon

Period - From

01/01/2019

to

31/03/2019

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	3/947 Mt Alexander Rd ESSENDON 3040	\$497,000	14/05/2019
2	4/30 Ballater St ESSENDON 3040	\$497,000	06/12/2018
3	207/324 Pascoe Vale Rd ESSENDON 3040	\$488,000	06/05/2019

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.



2
 2
 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$495,000
Median Unit Price
 March quarter 2019: \$540,000

Contemporary Class Steps to North Essendon Village, lifestyle advantages are just the beginning at this contemporary two bedroom, two bathroom apartment that is sure to appeal to young buyers, downsizers and investors.

Comparable Properties



3/947 Mt Alexander Rd ESSENDON 3040 (REI) **Agent Comments**

2
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 1

Price: \$497,000
Method: Private Sale
Date: 14/05/2019
Rooms: 3
Property Type: Apartment



4/30 Ballater St ESSENDON 3040 (REI)

Agent Comments

2
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 1

Price: \$497,000
Method: Sold Before Auction
Date: 06/12/2018
Rooms: -
Property Type: Apartment



207/324 Pascoe Vale Rd ESSENDON 3040 (REI)

Agent Comments

2
 2
 1

Price: \$488,000
Method: Private Sale
Date: 06/05/2019
Rooms: -
Property Type: Apartment