EDWARD THOMAS

ESTATE AGENTS

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	107A/40 Collins Street, Essendon Vic 3040
Including suburb and	
postcode	

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	Hou	Ise	Unit	Х	Suburb	Essendon
Period - From	01/01/2019	to	31/03/2019		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

Α* 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.

Add	dress 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.

Account - Edward Thomas | P: 03 9376 3322

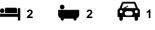




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Rooms:

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



Price: \$497,000 Method: Private Sale Date: 14/05/2019

Rooms: 3

Property Type: Apartment



4/30 Ballater St ESSENDON 3040 (REI)

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Price: \$497,000

Method: Sold Before Auction

Date: 06/12/2018

Rooms: -

Property Type: Apartment

Agent Comments



207/324 Pascoe Vale Rd ESSENDON 3040

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Price: \$488.000 Method: Private Sale Date: 06/05/2019

Rooms: -

Property Type: Apartment

Agent Comments

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