

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

11/137A Woodland Street, Essendon Vic 3040

Indicative selling price

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

Range between \$310,000 & \$340,000

Median sale price

Median price \$535,000 Property Type Unit Suburb Essendon

Period - From 01/07/2022 to 30/06/2023 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	108/316 Pascoe Vale Rd ESSENDON 3040	\$320,000	04/08/2023
2	109/1044-1046 Mt Alexander Rd ESSENDON 3040	\$320,000	14/08/2023
3	108/110 Keilor Rd ESSENDON NORTH 3041	\$315,000	10/05/2023

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:

14/09/2023 13:21



Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Great investment or first home close to all of the great restaurant's , cafes, parks and schools of Essendon, public transport close by. With a large spacious bedroom, fully renovated bathroom and kitchen. Currently leased at \$320 per week till March 2024

Indicative Selling Price

\$310,000 - \$340,000

Median Unit Price

Year ending June 2023: \$535,000

Comparable Properties



108/316 Pascoe Vale Rd ESSENDON 3040 (REI)

Agent Comments



Price: \$320,000

Method: Private Sale

Date: 04/08/2023

Rooms: 2

Property Type: Unit



109/1044-1046 Mt Alexander Rd ESSENDON 3040 (REI)

Agent Comments



Price: \$320,000

Method: Private Sale

Date: 14/08/2023

Property Type: Apartment



108/110 Keilor Rd ESSENDON NORTH 3041 (REI)

Agent Comments



Price: \$315,000

Method: Private Sale

Date: 10/05/2023

Property Type: Apartment