## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

# Property offered for sale

ndon Vic 3040

#### Indicative selling price

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

Range between \$310,000	&	\$340,000
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#### Median sale price

Median price	\$535,000	Pro	perty Type U	nit		Suburb	Essendon
Period - From	01/07/2022	to	30/06/2023	So	ource	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

Auc	areas or comparable property	1 1100	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



Date of sale



Kate Donaldson 03 9438 4888 0417349719

kate@katedonaldsonrealestate.com.au

Indicative Selling Price \$310,000 - \$340,000 Median Unit Price

Year ending June 2023: \$535,000

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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

# Comparable Properties



108/316 Pascoe Vale Rd ESSENDON 3040

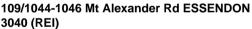
(REI)

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Price: \$320,000 Method: Private Sale Date: 04/08/2023 Rooms: 2

Property Type: Unit

**Agent Comments** 



,040 (IXEI)







Price: \$320,000 Method: Private Sale Date: 14/08/2023

Property Type: Apartment

Agent Comments



108/110 Keilor Rd ESSENDON NORTH 3041

(REI)

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Price: \$315,000
Method: Private Sale
Date: 10/05/2023

Property Type: Apartment

Agent Comments

Account - Kate Donaldson Real Estate | P: 03 9438 4888





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