

# 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 213/36 Collins Street, Essendon, VIC 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$460,000

&

\$495,000

### Median sale price

Median price

\$538,500

Property Type

Apartment

Suburb

Essendon (3040)

Period - From

16/12/2023

to

16/12/2024

Source

realestate.com.au

### Comparable property sales

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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
107/40 COLLINS STREET, ESSENDON VIC 3040	\$475,000	30/11/2024
312/1050 MT ALEXANDER ROAD, ESSENDON VIC 3040	\$535,000	14/08/2024
403/314 PASCOE VALE ROAD, ESSENDON VIC 3040	\$485,000	10/10/2024

This Statement of Information was prepared on: 13/01/2025