

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

4 Crisp Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,400,000

&

\$1,540,000

Median sale price

Median price \$1,600,000

Property Type House

Suburb Essendon

Period - From 01/01/2020

to 31/12/2020

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	8 Warner St ESSENDON 3040	\$1,627,500	16/10/2020
2	24 Marco Polo St ESSENDON 3040	\$1,465,000	10/12/2020
3	35 Miller St ESSENDON 3040	\$1,405,000	19/03/2021

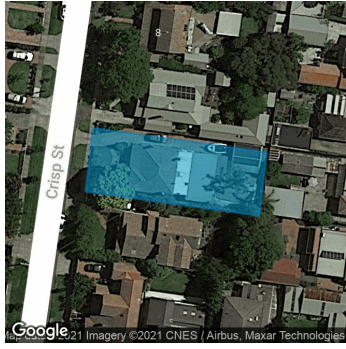
OR

~~**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:

14/04/2021 09:57

4 Crisp Street, Essendon Vic 3040



Property Type: Californian Bungalow

Land Size: 605 sqm approx

Agent Comments

A charming old home that's ripe for restoration in this most popular location a stones throw from the North Essendon Village and Glenbervie train station. A home with a big future.

Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

Year ending December 2020: \$1,600,000

Comparable Properties



8 Warner St ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$1,627,500

Method: Auction Sale

Date: 16/10/2020

Property Type: House (Res)

Land Size: 404 sqm approx



24 Marco Polo St ESSENDON 3040 (VG)

Agent Comments



Price: \$1,465,000

Method: Sale

Date: 10/12/2020

Property Type: House (Res)

Land Size: 460 sqm approx



35 Miller St ESSENDON 3040 (REI)

Agent Comments



Price: \$1,405,000

Method: Sold Before Auction

Date: 19/03/2021

Property Type: House (Res)

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655