

## 11/2A Cameron Road, Essendon Vic 3040



**3 Bed 2 Bath 1 Car**

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Indicative Selling Price**

\$699,000

**Median House Price**

March quarter 2021: \$605,000

## Comparable Properties



**3/9 Egginton Street, Brunswick West 3055 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$685,000

**Method:** Sold Before Auction

**Date:** 23/05/2021

**Property Type:** Townhouse (Single)

**Agent Comments:** Two bedroom plus separate study brick townhouse. One less bathroom, inferior accommodation.



**5/20 Avoca Crescent, Pascoe Vale 3044 (REI)**

**3 Bed 2 Bath 1 Car**

**Price:** \$725,000

**Method:** Private Sale

**Date:** 27/04/2021

**Property Type:** Townhouse (Single)

**Agent Comments:** Brick townhouse with comparable accommodation.



**7/16 Laluma Street, Essendon 3040 (REI/VG)**

**3 Bed 2 Bath 1 Car**

**Price:** \$745,000

**Method:** Auction Sale

**Date:** 11/03/2021

**Property Type:** Townhouse (Res)

**Agent Comments:** Brick townhouse, comparable accommodation. Renovated kitchen and larger third bedroom.

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

11/2A Cameron Road, Essendon Vic 3040

#### Indicative selling price

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

Single Price

\$699,000

#### Median sale price

Median price

\$605,000

Unit

x

Suburb

Essendon

Period - From

01/01/2021

to

31/03/2021

Source

REIV

#### Comparable property sales

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
3/9 Egginton Street, BRUNSWICK WEST 3055	\$685,000	23/05/2021
5/20 Avoca Crescent, PASCOE VALE 3044	\$725,000	27/04/2021
7/16 Laluma Street, ESSENDON 3040	\$745,000	13/03/2021

This Statement of Information was prepared on:

13/7/2021