

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

144 Deakin Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,950,000

Property Type House

Suburb Essendon

Period - From 01/01/2023

to

31/03/2023

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	5 Thelma Av ESSENDON NORTH 3041	\$1,212,000	15/04/2023
2	18 Cuthbert St NIDDRIE 3042	\$1,222,000	17/01/2023
3	74 Deakin St ESSENDON 3040	\$1,380,000	23/02/2023

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:

18/05/2023 10:40

144 Deakin Street, Essendon Vic 3040



3 2 2

Property Type: House
Land Size: 643 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
March quarter 2023: \$1,950,000

Comparable Properties

5 Thelma Av ESSENDON NORTH 3041 (REI)

Agent Comments

- - -

Price: \$1,212,000
Method:
Date: 15/04/2023
Property Type: House

18 Cuthbert St NIDDRIE 3042 (REI)

Agent Comments

- - -

Price: \$1,222,000
Method:
Date: 17/01/2023
Property Type: House



74 Deakin St ESSENDON 3040 (REI/VG)

Agent Comments

3 1 4

Price: \$1,380,000
Method: Sold Before Auction
Date: 23/02/2023
Rooms: 4
Property Type: House (Res)
Land Size: 572 sqm approx

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



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