

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

39 Daisy Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,850,000

&

\$2,035,000

Median sale price

Median price \$1,600,000

Property Type House

Suburb Essendon

Period - From 01/04/2020

to

31/03/2021

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	2 Cliff St ESSENDON 3040	\$1,837,000	19/06/2021
2	5 Collins St ESSENDON 3040	\$1,830,000	08/06/2021
3	22 St Kinnord St ABERFELDIE 3040	\$1,935,000	17/04/2021

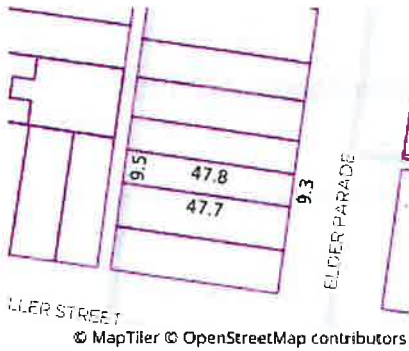
OR

- ~~**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:

15/07/2021 15:24

39 Daisy Street, Essendon Vic 3040



Property Type:

Divorce/Estate/Family Transfers

Land Size: 436 sqm approx

Agent Comments

Indicative Selling Price

\$1,850,000 - \$2,035,000

Median House Price

Year ending March 2021: \$1,600,000

Comparable Properties



2 Cliff St ESSENDON 3040 (REI)

Agent Comments



Price: \$1,837,000

Method: Auction Sale

Date: 19/06/2021

Property Type: House (Res)



5 Collins St ESSENDON 3040 (REI)

Agent Comments



Price: \$1,830,000

Method: Sold Before Auction

Date: 08/06/2021

Property Type: House (Res)

22 St Kinnord St ABERFELDIE 3040 (REI/VG)

Agent Comments



Price: \$1,935,000

Method: Auction Sale

Date: 17/04/2021

Property Type: House (Res)

Land Size: 610 sqm approx

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