

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

32 Collins Street, Essendon Vic 3040

Indicative selling price

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

Range between \$2,000,000 & \$2,100,000

Median sale price

Median price \$1,825,000 Property Type House Suburb Essendon

Period - From 01/10/2022 to 31/12/2022 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	52 Robb St ESSENDON 3040	\$2,060,000	20/08/2022
2	99 Park St MOONEE PONDS 3039	\$2,050,000	03/09/2022
3	77 Napier Cr ESSENDON 3040	\$2,000,000	20/08/2022

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:

20/02/2023 10:38

32 Collins Street, Essendon Vic 3040



 4  2  0

Rooms: 7
Property Type: House
Land Size: 429.507 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,100,000
Median House Price
December quarter 2022: \$1,825,000

Comparable Properties



52 Robb St ESSENDON 3040 (REI/VG)

Agent Comments

 5  2  3

Price: \$2,060,000
Method: Private Sale
Date: 20/08/2022
Property Type: House
Land Size: 600 sqm approx



99 Park St MOONEE PONDS 3039 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,050,000
Method: Auction Sale
Date: 03/09/2022
Property Type: House (Res)
Land Size: 535 sqm approx



77 Napier Cr ESSENDON 3040 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,000,000
Method: Private Sale
Date: 20/08/2022
Property Type: House
Land Size: 438 sqm approx

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



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