

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

303/36 Collins Street, Essendon Vic 3040

Indicative selling price

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

Range between \$370,000

&

\$407,000

Median sale price

Median price \$610,000

Property Type Unit

Suburb Essendon

Period - From 28/03/2021

to

27/03/2022

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	308/55 Collins St ESSENDON 3040	\$385,000	18/12/2021
2	216/24 Leake St ESSENDON 3040	\$370,000	06/11/2021
3	218/24 Leake St ESSENDON 3040	\$360,000	09/12/2021

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:

28/03/2022 10:00

Angelo Bafunno

03 9489 5777

0414 585 777

abafunno@bigginandscott.com.au

Indicative Selling Price

\$370,000 - \$407,000

Median Unit Price

28/03/2021 - 27/03/2022: \$610,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

308/55 Collins St ESSENDON 3040 (VG)

Agent Comments



Price: \$385,000

Method: Sale

Date: 18/12/2021

Property Type: Flat/Unit/Apartment (Res)



216/24 Leake St ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 06/11/2021

Property Type: Apartment



218/24 Leake St ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 09/12/2021

Property Type: Apartment

Account - Biggin & Scott Inner North | P: 03 9489 5777 | F: 03 9489 5788