

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

28 Daisy Street, Essendon Vic 3040

Indicative selling price

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

Single price

\$1,150,000

Median sale price

Median price

\$1,737,500

Property Type

House

Suburb

Essendon

Period - From

01/10/2020

to

30/09/2021

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	15 Severn St MOONEE PONDS 3039	\$1,250,000	03/09/2021
2	29 Mcpherson St MOONEE PONDS 3039	\$1,100,000	06/08/2021
3	30 Bowen St MOONEE PONDS 3039	\$1,080,000	24/04/2021

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:

18/10/2021 20:32

28 Daisy Street, Essendon Vic 3040



2 -

Property Type: House (Previously Occupied - Detached)

Land Size: 229 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000

Median House Price

Year ending September 2021: \$1,737,500

Comparable Properties



15 Severn St MOONEE PONDS 3039 (REI/VG)

Agent Comments

2 1 -

Price: \$1,250,000

Method: Sold Before Auction

Date: 03/09/2021

Property Type: House

Land Size: 213 sqm approx

29 Mcpherson St MOONEE PONDS 3039 (VG)

Agent Comments

2 - -

Price: \$1,100,000

Method: Sale

Date: 06/08/2021

Property Type: House (Res)

Land Size: 251 sqm approx



30 Bowen St MOONEE PONDS 3039 (REI/VG)

Agent Comments

2 1 2

Price: \$1,080,000

Method: Auction Sale

Date: 24/04/2021

Property Type: House (Res)

Land Size: 264 sqm approx

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



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