

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

133A Deakin Street, Essendon Vic 3040

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$627,500 Property Type Unit Suburb Essendon

Period - From 01/01/2020 to 31/12/2020 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	3/34 Richardson St, Essendon, Vic 3040, Australia	\$734,000	14/12/2020
2	22a Hotham Rd NIDDRIE 3042	\$740,000	12/12/2020
3	1/58 Richardson St ESSENDON 3040	\$657,000	22/09/2020

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:

18/01/2021 14:43

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Indicative Selling Price

\$680,000 - \$730,000

Median Unit Price

Year ending December 2020: \$627,500



Property Type:

Agent Comments

Comparable Properties

3/34 Richardson St, Essendon, Vic 3040, Australia (REI)

Agent Comments



Price: \$734,000

Method:

Date: 14/12/2020

Property Type: Unit



22a Hotham Rd NIDDRIE 3042 (REI/VG)

Agent Comments



Price: \$740,000

Method: Auction Sale

Date: 12/12/2020

Property Type: Unit

Land Size: 151 sqm approx



1/58 Richardson St ESSENDON 3040 (VG)

Agent Comments



Price: \$657,000

Method: Sale

Date: 22/09/2020

Property Type: Flat/Unit/Apartment (Res)