

9/37 Grice Crescent, Essendon Vic 3040



2 Bed 1 Bath 1 Car

Property Type: Strata Unit/Flat

Indicative Selling Price

\$430,000

Median House Price

September quarter 2022; 496,500

Comparable Properties



4/18 Gillies Street, Essendon North 3041 (REI)

2 Bed 1 Bath 1 Car

Price: \$425,000

Method: Sold Before Auction

Date: 09/09/2022

Property Type: Unit

Agent Comments: Superior presentation, Superior location, comparable size



23/508-510 Moreland Road, Brunswick West 3055 (REI)

2 Bed 1 Bath - Car

Price: \$410,000

Method: Private Sale

Date: 01/06/2022

Property Type: Unit

Agent Comments: inferior location, inferior size court yard, comparable presentation



12/508-510 Moreland Road, Brunswick West 3055 (REI)

2 Bed 1 Bath 2 Car

Price: \$405,000

Method: Private Sale

Date: 11/05/2022

Property Type: Unit

Agent Comments: inferior location, inferior size court yard, comparable presentation

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

9/37 Grice Crescent, Essendon Vic 3040

Indicative selling price

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

Single price

\$430,000

Median sale price

Median price

\$496,500

Unit

x

Suburb

Essendon

Period - From

01/07/2022

to

30/09/2022

Source

REIV

Comparable property sales

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
4/18 Gillies Street, ESSENDON NORTH 3041	\$425,000	09/09/2022
23/508-510 Moreland Road, BRUNSWICK WEST 3055	\$410,000	01/06/2022
12/508-510 Moreland Road, BRUNSWICK WEST 3055	\$405,000	11/05/2022

This Statement of Information was prepared on:

07/11/2022