

12 Market Street, Essendon Vic 3040



3 Bed 1 Bath 1 Car
Rooms: 5
Property Type: House
Land Size: 388.58 sqm approx
Indicative Selling Price
 \$1,320,000 - \$1,400,000
Median House Price
 Year ending December 2021:
 \$1,773,000

Comparable Properties



33 St James Street, Moonee Ponds 3039 (REI)
3 Bed 1 Bath 1 Car
Price: \$1,450,000
Method: Private Sale
Date: 03/02/2022
Property Type: House
Agent Comments: Does have development potential or potential for knock down and re-build, land size, inferior location, inferior presentation



1a Kerferd Street, Essendon North 3041 (REI/VG)
3 Bed 2 Bath 2 Car
Price: \$1,335,000
Method: Private Sale
Date: 22/10/2021
Property Type: House
Land Size: 280 sqm approx
Agent Comments: Comparable size and presentation. Inferior location



45 Royal Avenue, Essendon North 3041 (VG)
4 Bed 2 Bath Car
Price: \$1,330,000
Method: Sale
Date: 22/11/2021
Property Type: House (Res)
Land Size: 326 sqm approx
Agent Comments: comparable size and presentation, inferior location

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

12 Market Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,320,000 & \$1,400,000

Median sale price

Median price \$1,773,000 House x Suburb Essendon

Period - From 01/01/2021 to 31/12/2021 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
33 St James Street, MOONEE PONDS 3039	\$1,450,000	03/02/2022
1a Kerferd Street, ESSENDON NORTH 3041	\$1,335,000	22/10/2021
45 Royal Avenue, ESSENDON NORTH 3041	\$1,330,000	22/11/2021

This Statement of Information was prepared on:

10/02/2022 15:38