## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	4/23 Daisy Street, Essendon Vic 3040

#### Indicative selling price

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

#### Median sale price

Median price	\$550,000	Pro	perty Type	Init		Suburb	Essendon
Period - From	01/01/2024	to	31/12/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	7/23 Fletcher St ESSENDON 3040	\$500,000	16/12/2024
2	5/78 Richardson St ESSENDON 3040	\$525,000	14/12/2024
3	5/19 Ballater St ESSENDON 3040	\$530,000	23/11/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/02/2025 12:21
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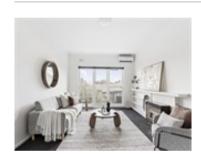


Property Type: Unit Land Size: 1005 sqm approx

**Agent Comments** 

Indicative Selling Price \$460,000 - \$490,000 Median Unit Price Year ending December 2024: \$550,000

# Comparable Properties



7/23 Fletcher St ESSENDON 3040 (REI/VG)

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1

**2** 

Price: \$500,000

Method: Sold Before Auction

Date: 16/12/2024 Property Type: Unit **Agent Comments** 



5/78 Richardson St ESSENDON 3040 (REI/VG)

2



**-** 1



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**Agent Comments** 

**Price:** \$525,000 **Method:** Auction Sale **Date:** 14/12/2024

Property Type: Apartment



5/19 Ballater St ESSENDON 3040 (REI)

2



1

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Agent Comments

Price: \$530,000 Method: Auction Sale Date: 23/11/2024 Property Type: Unit

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





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