

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

308/55 Collins Street, Essendon Vic 3040

Indicative selling price

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

Range between \$370,000

&

\$400,000

Median sale price

Median price \$636,000

Property Type Unit

Suburb Essendon

Period - From 01/07/2021

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	7/15 Royal Av ESSENDON NORTH 3041	\$410,000	09/10/2021
2	6/55 Ogilvie St ESSENDON 3040	\$405,000	16/07/2021
3	409/110 Keilor Rd ESSENDON NORTH 3041	\$385,000	04/10/2021

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:

07/12/2021 10:37



Property Type: Apartment

Agent Comments

Comparable Properties



**7/15 Royal Av ESSENDON NORTH 3041
(REI/VG)**

Agent Comments



Price: \$410,000

Method: Auction Sale

Date: 09/10/2021

Property Type: Unit



6/55 Ogilvie St ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$405,000

Method: Private Sale

Date: 16/07/2021

Property Type: Apartment



**409/110 Keilor Rd ESSENDON NORTH 3041
(REI)**

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 04/10/2021

Property Type: Apartment