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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$370,000		&		\$400,000			
Median sale pi	rice							
Median price	\$636,000	Pro	operty Type	Unit			Suburb	Essendon
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Ade	dress 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

David Picking 03 8539 3333 0467 353 333 david@woodproperty.com.au

Indicative Selling Price \$370,000 - \$400,000 Median Unit Price September quarter 2021: \$636,000

Comparable Properties



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



Price: \$410,000 Method: Auction Sale Date: 09/10/2021 Property Type: Unit

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

Agent Comments

Agent Comments

Agent Comments





Price: \$405,000 Method: Private Sale Date: 16/07/2021 Property Type: Apartment



409/110 Keilor Rd ESSENDON NORTH 3041 (REI)



Price: \$385,000 Method: Private Sale Date: 04/10/2021 Property Type: Apartment

Account - Wood Property | P: 03 8539 3333



propertydata

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