Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property	oπerea	tor sale

	47 Clarinda Road, Essendon Vic 3040
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,650	0,000	&	\$1,815,000

Median sale price

Median price \$1,775,000	Property Type Ho	ouse	Suburb	Essendon
Period - From 01/10/2023	to 30/09/2024	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.

Ad	dress of comparable property	Price	Date of sale
1	8 Cliff St ESSENDON 3040	\$1,825,000	12/11/2024
2	31 Lorne St MOONEE PONDS 3039	\$1,720,000	30/09/2024
3	121 Tennyson St ESSENDON 3040	\$1,700,000	14/09/2024

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:	29/11/2024 16:36













Property Type: House (Res) Land Size: 574 sqm approx

Agent Comments

Indicative Selling Price \$1,650,000 - \$1,815,000 **Median House Price**

Year ending September 2024: \$1,775,000

Comparable Properties



8 Cliff St ESSENDON 3040 (REI)





Price: \$1,825,000

Method: Sold Before Auction

Date: 12/11/2024

Property Type: House (Res) Land Size: 568 sqm approx

Agent Comments



31 Lorne St MOONEE PONDS 3039 (REI)





Agent Comments

Price: \$1,720,000 Method: Private Sale Date: 30/09/2024 Property Type: House



121 Tennyson St ESSENDON 3040 (REI/VG)





Agent Comments

Price: \$1,700,000 Method: Auction Sale Date: 14/09/2024

Property Type: House (Res) Land Size: 501 sqm approx

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