

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

47 Clarinda Road, Essendon Vic 3040

Indicative selling price

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

Range between \$1,650,000

&

\$1,815,000

Median sale price

Median price \$1,775,000

Property Type House

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.

	Address 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



 4  2  1

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)

 3  1  2

Agent Comments

Price: \$1,825,000
Method: Sold Before Auction
Date: 12/11/2024
Property Type: House (Res)
Land Size: 568 sqm approx



31 Lorne St MOONEE PONDS 3039 (REI)

 5  2  2

Agent Comments

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



121 Tennyson St ESSENDON 3040 (REI/VG)

 4  2  2

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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