## 110/40 Collins Street, Essendon Vic 3040



2 Bed 1 Bath 2 Car Property Type: Apartment Indicative Selling Price \$455,000 Median House Price June quarter 2023: \$528,500

## **Comparable Properties**



204/40 Collins Street, Essendon 3040 (REI/VG)

2 Bed 2 Bath 1 Car Price: \$470,000 Method: Private Sale Date: 16/07/2023

Rooms: 3

**Property Type:** Apartment

**Agent Comments:** Comparable property, located in the same development, has an extra bathroom. Only one car

space.



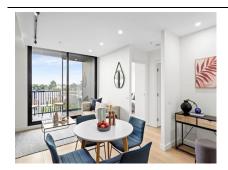
105/222 Buckley Street, Essendon 3040 (REI)

2 Bed 2 Bath 1 Car Price: \$470,000

Method: Sold Before Auction

Date: 11/08/2023 Property Type: Unit

**Agent Comments:** Comparable property, modern apartment. Has an extra bathroom and storage cage.



205/40 Collins Street, Essendon 3040 (REI/VG)

2 Bed 2 Bath 1 Car Price: \$468,000 Method: Private Sale Date: 04/05/2023

Rooms: 3

**Property Type:** Apartment

**Agent Comments:** Comparable property, located in the same development, has an extra bathroom. Only one car

space.

### Statement of Information

# Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

<b>Property offered</b>	for sale			
Address Including suburb or locality and postcode	110/40 Collins Street, Essendon Vic 3040			
Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting				
Single price	\$455,000			
Median sale price				
Median price	\$528,000 Unit x Suburb Essendon			
Period - From	01/04/2023 to 30/06/2023 Source REIV			

#### **Comparable property sales**

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
204/40 Collins Street, ESSENDON 3040	\$470,000	16/07/2023
105/222 Buckley Street, ESSENDON 3040	\$470,000	11/08/2023
205/40 Collins Street, ESSENDON 3040	\$468,000	04/05/2023

This Statement of Information was prepared on:	06/09/2023
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