

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*

Property offered 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