

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

2c Cowper Street, Essendon North Vic 3041

Indicative selling price

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

Range between

\$1,100,000

&

\$1,175,000

Median sale price

Median price

\$1,380,000

Property Type

House

Suburb

Essendon North

Period - From

01/04/2023

to

31/03/2024

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	137a Roberts St ESSENDON 3040	\$1,150,000	17/02/2024
2			
3			

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:

15/04/2024 11:26



4 3 2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,175,000
Median House Price
Year ending March 2024: \$1,380,000

Comparable Properties



137a Roberts St ESSENDON 3040 (REI/VG) Agent Comments

3 2 1

Price: \$1,150,000
Method: Auction Sale
Date: 17/02/2024
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 179 sqm approx

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.