

# 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

2A Graves Street, Essendon Vic 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,880,000

### Median sale price

Median price

\$1,902,500

Property Type

House

Suburb

Essendon

Period - From

01/04/2024

to

30/06/2024

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	141 Bradshaw St ESSENDON 3040	\$1,925,000	06/06/2024
2	19 Hampton Rd ESSENDON WEST 3040	\$1,880,000	05/06/2024
3	1/244 Woodland St STRATHMORE 3041	\$1,930,000	04/04/2024

**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:

02/10/2024 15:11

Dylan Francis  
0421 023 832  
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4 3 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,880,000

**Median House Price**

June quarter 2024: \$1,902,500

## Comparable Properties



141 Bradshaw St ESSENDON 3040 (REI/VG)

Agent Comments

4 3 2

**Price:** \$1,925,000

**Method:** Sold Before Auction

**Date:** 06/06/2024

**Property Type:** House (Res)

**Land Size:** 362 sqm approx



19 Hampton Rd ESSENDON WEST 3040 (REI/VG)

Agent Comments

4 3 2

**Price:** \$1,880,000

**Method:** Sold Before Auction

**Date:** 05/06/2024

**Property Type:** House (Res)

**Land Size:** 366 sqm approx



1/244 Woodland St STRATHMORE 3041 (REI)

Agent Comments

4 2 3

**Price:** \$1,930,000

**Method:** Sold Before Auction

**Date:** 04/04/2024

**Property Type:** House

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