

# 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

6/1 Fuller 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)

Range between \$290,000 & \$305,000

### Median sale price

Median price \$605,000

Property Type Unit

Suburb Essendon

Period - From 01/01/2021

to 31/03/2021

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	12/39 St Kinnord St ABERFELDIE 3040	\$310,000	24/02/2021
2	16/55 Buckley St MOONEE PONDS 3039	\$292,500	17/12/2020
3	1/614 Moreland Rd BRUNSWICK WEST 3055	\$290,000	01/04/2021

**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:

26/04/2021 08:04

6/1 Fuller Street, Essendon Vic 3040



1 1 1

**Rooms:** 2  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$290,000 - \$305,000  
**Median Unit Price**  
March quarter 2021: \$605,000

## Comparable Properties



**12/39 St Kinnord St ABERFELDIE 3040 (REI)** **Agent Comments**

1 1 1

**Price:** \$310,000  
**Method:** Sold Before Auction  
**Date:** 24/02/2021  
**Rooms:** 2  
**Property Type:** Apartment



**16/55 Buckley St MOONEE PONDS 3039 (REI)** **Agent Comments**

1 1 1

**Price:** \$292,500  
**Method:** Private Sale  
**Date:** 17/12/2020  
**Property Type:** Apartment



**1/614 Moreland Rd BRUNSWICK WEST 3055 (REI)** **Agent Comments**

1 1 1

**Price:** \$290,000  
**Method:** Sold Before Auction  
**Date:** 01/04/2021  
**Property Type:** Apartment

**Account** - McDonald Upton | P: 03 93759375 | F: 03 93792655