

41 Robb Street, Essendon Vic 3040



3 Bed 1 Bath 1 Car

Property Type: House

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending December 2022:

\$1,890,000

Comparable Properties



62 Walter Street, Ascot Vale 3032 (REI/VG)

3 Bed 1 Bath 2 Car

Price: \$1,390,000

Method: Auction

Date: 13/08/2022

Property Type: House (Res)

Agent Comments: Detached single front with comparable accommodation, inferior location and land size of 349sqm approx.



18 Walter Street, Ascot Vale 3032 (REI)

3 Bed 1 Bath 2 Car

Price: \$1,550,000

Method: Sold Before Auction

Date: 09/12/2022

Property Type: House (Res)

Agent Comments: Renovated single front with side drive for two cars, inferior location, comparable land size of 399sqm approx.



7 Normanby Street, Moonee Ponds 3039 (REI/VG)

3 Bed 1 Bath 1 Car

Price: \$1,510,000

Method: Auction Sale

Date: 17/09/2022

Property Type: House (Res)

Land Size: 260 sqm approx

Agent Comments: Renovated single front with pool, inferior land size of approx 260sqm.

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

41 Robb Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,890,000 House x Suburb Essendon

Period - From 01/01/2022 to 31/12/2022 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
62 Walter Street, ASCOT VALE 3032	\$1,390,000	13/08/2022
18 Walter Street, ASCOT VALE 3032	\$1,550,000	09/12/2022
7 Normanby Street, MOONEE PONDS 3039	\$1,510,000	17/09/2022

This Statement of Information was prepared on:

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