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

	Pro	pertv	offered	for sa	le
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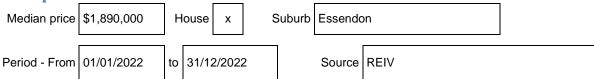
Street, Essendon Vic 3040

Indicative selling price

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

&	\$1,500,000
	&

Median sale price



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: 07/02/2023 20:23

