

# 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

139 Hedderwick 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

\$2,300,000

### Median sale price

Median price

\$1,801,000

Property Type

House

Suburb

Essendon

Period - From

01/04/2021

to

30/06/2021

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	54 Mary St ESSENDON 3040	\$2,200,000	30/04/2021
2	143a Roberts St ESSENDON 3040	\$2,100,000	13/08/2021
3	11 Daisy St ESSENDON 3040	\$2,060,000	07/08/2021

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:

07/10/2021 10:40

139 Hedderwick Street, Essendon Vic 3040



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 892 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$2,300,000

**Median House Price**

June quarter 2021: \$1,801,000

## Comparable Properties



**54 Mary St ESSENDON 3040 (REI)**

**Agent Comments**



**Price:** \$2,200,000

**Method:** Sold Before Auction

**Date:** 30/04/2021

**Property Type:** House (Res)



**143a Roberts St ESSENDON 3040 (REI)**

**Agent Comments**



**Price:** \$2,100,000

**Method:** Private Sale

**Date:** 13/08/2021

**Property Type:** House

**Land Size:** 760 sqm approx



**11 Daisy St ESSENDON 3040 (REI)**

**Agent Comments**



**Price:** \$2,060,000

**Method:** Auction Sale

**Date:** 07/08/2021

**Property Type:** House (Res)

**Land Size:** 759 sqm approx

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



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