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	27 Bradshaw Street, Essendon Vic 3040
Including suburb and	
postcode	

Indicative selling price

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

Single price \$2,790,000

Median sale price

Median price \$1,775,000	Pro	operty Type Hou	use		Suburb	Essendon
Period - From 01/10/2023	to	30/09/2024	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	9 Deakin St ESSENDON 3040	\$2,800,000	01/12/2024
2	9 Lyon St ESSENDON 3040	\$2,910,000	13/11/2024
3	62 Cooper St ESSENDON 3040	\$2,800,000	19/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$2,790,000 **Median House Price** Year ending September 2024: \$1,775,000

Property Type: House (Res)

Agent Comments

Modern home comprising 4 bedrooms, 2 bathrooms, multiple living zones and double

garage with additional secure driveway parking for 1 car.

Comparable Properties



9 Deakin St ESSENDON 3040 (REI)

Price: \$2,800,000 Method: Private Sale Date: 01/12/2024

Property Type: House (Res)

Agent Comments



9 Lvon St ESSENDON 3040 (REI)



Price: \$2,910,000

Method: Sold Before Auction

Date: 13/11/2024

Property Type: House (Res)

Agent Comments



62 Cooper St ESSENDON 3040 (REI)

Agent Comments

Price: \$2,800,000

Method: Sold Before Auction

Date: 19/10/2024

Property Type: House (Res) Land Size: 540 sqm approx

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





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