

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

27 Bradshaw Street, Essendon Vic 3040

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

Property Type

House

Suburb

Essendon

Period - From

01/10/2023

to

30/09/2024

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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/12/2024 15:08



 4  2  3

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.

Indicative Selling Price

\$2,790,000

Median House Price

Year ending September 2024: \$1,775,000

Comparable Properties



9 Deakin St ESSENDON 3040 (REI)

Agent Comments

 5  3  4

Price: \$2,800,000

Method: Private Sale

Date: 01/12/2024

Property Type: House (Res)



9 Lyon St ESSENDON 3040 (REI)

Agent Comments

 4  3  3

Price: \$2,910,000

Method: Sold Before Auction

Date: 13/11/2024

Property Type: House (Res)



62 Cooper St ESSENDON 3040 (REI)

Agent Comments

 4  4  2

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