

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

2/87 Spencer Street, Essendon Vic 3040

Indicative selling price

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

Range between \$755,000 & \$785,000

Median sale price

Median price \$855,000

Property Type Townhouse

Suburb Essendon

Period - From 06/07/2020

to 05/07/2021

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	2/36 Price St ESSENDON 3040	\$800,000	02/07/2021
2	6/5 Violet St ESSENDON 3040	\$820,000	26/06/2021
3	1/82 Richardson St ESSENDON 3040	\$780,000	05/06/2021

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:

06/07/2021 09:54

2/87 Spencer Street, Essendon Vic 3040



 2  1  1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$755,000 - \$785,000

Median Townhouse Price

06/07/2020 - 05/07/2021: \$855,000

Comparable Properties



2/36 Price St ESSENDON 3040 (REI)

Agent Comments

 2  1  1

Price: \$800,000

Method: Sold Before Auction

Date: 02/07/2021

Property Type: Townhouse (Res)



6/5 Violet St ESSENDON 3040 (REI)

Agent Comments

 2  1  1

Price: \$820,000

Method: Auction Sale

Date: 26/06/2021

Property Type: Unit

1/82 Richardson St ESSENDON 3040 (REI)

Agent Comments

 2  2  1

Price: \$780,000

Method: Auction Sale

Date: 05/06/2021

Property Type: Townhouse (Res)

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044