

# 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

9 Locke 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)

Range between

\$2,000,000

&

\$2,200,000

### Median sale price

Median price

\$1,500,000

Property Type

House

Suburb

Essendon

Period - From

01/10/2019

to

30/09/2020

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	56 Derby St MOONEE PONDS 3039	\$2,151,000	04/12/2020
2	56 Mcpherson St ESSENDON 3040	\$2,102,000	26/11/2020
3	19 Elder Pde ESSENDON 3040	\$2,100,000	23/07/2020

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:

11/01/2021 10:02

9 Locke Street, Essendon Vic 3040



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**Indicative Selling Price**

\$2,000,000 - \$2,200,000

**Median House Price**

Year ending September 2020: \$1,500,000



4   2   4

**Rooms:** 6

**Property Type:** House

**Land Size:** 600 sqm approx

Agent Comments

## Comparable Properties



**56 Derby St MOONEE PONDS 3039 (REI)**

Agent Comments

5   2   3

**Price:** \$2,151,000

**Method:** Sold Before Auction

**Date:** 04/12/2020

**Property Type:** House (Res)



**56 Mcpherson St ESSENDON 3040 (REI)**

Agent Comments

3   2   2

**Price:** \$2,102,000

**Method:** Sold Before Auction

**Date:** 26/11/2020

**Property Type:** House (Res)

**Land Size:** 700 sqm approx



**19 Elder Pde ESSENDON 3040 (REI/VG)**

Agent Comments

5   2   2

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

**Method:** Private Sale

**Date:** 23/07/2020

**Property Type:** House

**Land Size:** 725 sqm approx

Account - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.