

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

10 Gilbertson Street, Essendon Vic 3040

Indicative selling price

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

Single price

\$1,920,000

Median sale price

Median price

\$1,937,500

Property Type

House

Suburb

Essendon

Period - From

01/10/2021

to

30/09/2022

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	14 William St ESSENDON 3040	\$2,000,000	23/06/2022
2	46 Washington St ESSENDON 3040	\$1,945,000	06/11/2021
3	55 Hedderwick St ESSENDON 3040	\$1,910,000	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:

16/12/2022 09:09



5 3 4

Property Type: House (Res)

Land Size: 748 sqm approx

Agent Comments

Indicative Selling Price

\$1,920,000

Median House Price

Year ending September 2022: \$1,937,500

Comparable Properties



14 William St ESSENDON 3040 (REI)

Agent Comments

5 3 2

Price: \$2,000,000

Method: Private Sale

Date: 23/06/2022

Property Type: House



46 Washington St ESSENDON 3040 (REI)

Agent Comments

4 1 1

Price: \$1,945,000

Method: Auction Sale

Date: 06/11/2021

Property Type: House (Res)

Land Size: 608 sqm approx



55 Hedderwick St ESSENDON 3040 (REI)

Agent Comments

3 2 3

Price: \$1,910,000

Method: Sold Before Auction

Date: 07/08/2021

Property Type: House (Res)

Land Size: 478 sqm approx