Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8 Laluma Street, Essendon Vic 3040

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betweer	\$2,300,000		&		\$2,530,000			
Median sale p	rice							
Median price	\$1,610,000	Pro	operty Type	Hou	se		Suburb	Essendon
Period - From	20/05/2020	to	19/05/2021		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.

Ade	dress of comparable property	Price	Date of sale
1	36 Forrester St ESSENDON 3040	\$2,415,000	10/04/2021
2	2A Schofield St ESSENDON 3040	\$2,400,000	10/03/2021
3	40 King St ESSENDON 3040	\$2,315,000	07/04/2021

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:

20/05/2021 12:21



8 Laluma Street, Essendon Vic 3040





Property Type: Divorce/Estate/Family Transfers Land Size: 754 sqm approx Agent Comments

Indicative Selling Price \$2,300,000 - \$2,530,000 Median House Price 20/05/2020 - 19/05/2021: \$1,610,000

Comparable Properties



36 Forrester St ESSENDON 3040 (REI)



Price: \$2,415,000 Method: Auction Sale Date: 10/04/2021 Property Type: House (Res) Land Size: 618 sqm approx

Agent Comments

2A Schofield St ESSENDON 3040 (REI)



Agent Comments

Price: \$2,400,000 Method: Private Sale Date: 10/03/2021 Property Type: House



40 King St ESSENDON 3040 (REI) **2** - 4 2

Agent Comments

Price: \$2,315,000 Method: Sold Before Auction Date: 07/04/2021 Property Type: House (Res) Land Size: 438 sqm approx

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





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.