

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

8 Laluma Street, Essendon Vic 3040

Indicative selling price

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

Range between \$2,300,000 & \$2,530,000

Median sale price

Median price \$1,610,000 Property Type House Suburb Essendon

Period - From 20/05/2020 to 19/05/2021 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	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



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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)

Agent Comments

 4  3  2

Price: \$2,415,000

Method: Auction Sale

Date: 10/04/2021

Property Type: House (Res)

Land Size: 618 sqm approx



2A Schofield St ESSENDON 3040 (REI)

Agent Comments

 5  4  2

Price: \$2,400,000

Method: Private Sale

Date: 10/03/2021

Property Type: House



40 King St ESSENDON 3040 (REI)

Agent Comments

 4  2  2

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