

# 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

7/36 Collins 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 \$330,000

&

\$360,000

### Median sale price

Median price \$496,500

Property Type Unit

Suburb Essendon

Period - From 01/07/2022

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	303/36 Collins St ESSENDON 3040	\$380,000	04/06/2022
2	105/36 Collins St ESSENDON 3040	\$365,000	19/08/2022
3	403/40 Collins St ESSENDON 3040	\$335,000	28/07/2022

**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:

17/11/2022 11:28

Angelo Bafunno

03 9489 5777

0414 585 777

abafunno@bigginandscott.com.au

**Indicative Selling Price**

\$330,000 - \$360,000

**Median Unit Price**

September quarter 2022: \$496,500



**Property Type:**

Agent Comments

## Comparable Properties

**303/36 Collins St ESSENDON 3040 (REI/VG)**

Agent Comments



**Price:** \$380,000

**Method:** Private Sale

**Date:** 04/06/2022

**Property Type:** Unit



**105/36 Collins St ESSENDON 3040 (REI/VG)**

Agent Comments



**Price:** \$365,000

**Method:** Private Sale

**Date:** 19/08/2022

**Property Type:** Apartment



**403/40 Collins St ESSENDON 3040 (REI/VG)**

Agent Comments



**Price:** \$335,000

**Method:** Private Sale

**Date:** 28/07/2022

**Rooms:** 2

**Property Type:** Apartment

**Account** - Biggin & Scott Inner North | P: 03 9489 5777 | F: 03 9489 5788