## 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	1/4 Fitzgerald Road, Essendon Vic 3040
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$580,000	&	\$630,000
-------------------------	---	-----------

### Median sale price

Median price	\$555,000	Pro	perty Type U	Jnit	]	Suburb	Essendon
Period - From	01/04/2022	to	31/03/2023	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	7/4 Fitzgerald Rd ESSENDON 3040	\$605,000	17/05/2023
2	101/74 Pascoe Vale Rd MOONEE PONDS 3039	\$625,000	06/03/2023
3	2/82 Richardson St ESSENDON 3040	\$600,000	27/11/2022

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/05/2023 14:59
--	------------------













Property Type: Townhouse

(Single)

Agent Comments

**Indicative Selling Price** \$580,000 - \$630,000 **Median Unit Price** 

Year ending March 2023: \$555,000

# Comparable Properties

7/4 Fitzgerald Rd ESSENDON 3040 (REI)





Price: \$605.000 Method:

Date: 17/05/2023

Property Type: Townhouse (Single)

**Agent Comments** 

101/74 Pascoe Vale Rd MOONEE PONDS 3039 Agent Comments

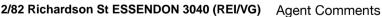
(REI/VG)





Price: \$625,000 Method: Private Sale Date: 06/03/2023

Property Type: Townhouse (Res)











Method: Sold Before Auction

Date: 27/11/2022

Property Type: Townhouse (Res)

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788



