

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

1/4 Fitzgerald Road, Essendon Vic 3040

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

Property Type Unit

Suburb Essendon

Period - From 01/04/2022

to 31/03/2023

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	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 comparable properties 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



2 1 1

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)

Agent Comments

2 1 1

Price: \$605,000

Method:

Date: 17/05/2023

Property Type: Townhouse (Single)

101/74 Pascoe Vale Rd MOONEE PONDS 3039 (REI/VG)

Agent Comments

2 - -

Price: \$625,000

Method: Private Sale

Date: 06/03/2023

Property Type: Townhouse (Res)



2/82 Richardson St ESSENDON 3040 (REI/VG)

Agent Comments

2 2 1

Price: \$600,000

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