

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

1/5 Queen Street, Essendon Vic 3040

Indicative selling price

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

Range between \$630,000 & \$690,000

Median sale price

Median price \$632,000 Property Type Unit Suburb Essendon

Period - From 01/10/2020 to 31/12/2020 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	3/11 Lind St STRATHMORE 3041	\$707,000	16/12/2020
2	4/411 Buckley St ESSENDON 3040	\$675,000	27/12/2020
3	5/27 Dudley St ESSENDON NORTH 3041	\$620,000	22/01/2021

OR

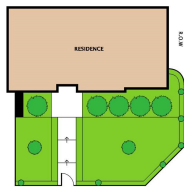
~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

03/03/2021 10:51



1/5 QUEEN STREET, ESSENDON



Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



3/11 Lind St STRATHMORE 3041 (REI)

Agent Comments



Price: \$707,000

Method: Auction Sale

Date: 16/12/2020

Property Type: Townhouse (Res)



4/411 Buckley St ESSENDON 3040 (REI)

Agent Comments



Price: \$675,000

Method: Private Sale

Date: 27/12/2020

Property Type: Townhouse (Res)



5/27 Dudley St ESSENDON NORTH 3041 (REI)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 22/01/2021

Property Type: Townhouse (Single)