

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

4/6 Cooper Street, Essendon Vic 3040

Indicative selling price

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

Range between

\$770,000

&

\$820,000

Median sale price

Median price

\$1,368,000

Property Type

House

Suburb

Essendon

Period - From

01/07/2019

to

30/09/2019

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	4/54 Cooper St ESSENDON 3040	\$1,137,500	19/06/2019
2	3/3 Sturt St ESSENDON 3040	\$895,000	28/08/2019
3	8/2-6 Scott St ESSENDON 3040	\$870,000	17/07/2019

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:

25/11/2019 23:41

4/6 Cooper Street, Essendon Vic 3040



Property Type:
Agent Comments

Indicative Selling Price
\$790,000 - \$850,000
Median House Price
September quarter 2019: \$1,368,000

Comparable Properties

4/54 Cooper St ESSENDON 3040 (VG)

Agent Comments



Price: \$1,137,500
Method: Sale
Date: 19/06/2019
Property Type: Flat/Unit/Apartment (Res)



3/3 Sturt St ESSENDON 3040 (VG)

Agent Comments



Price: \$895,000
Method: Sale
Date: 28/08/2019
Property Type: Flat/Unit/Apartment (Res)



8/2-6 Scott St ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$870,000
Method: Private Sale
Date: 17/07/2019
Property Type: Townhouse (Single)

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.