

1/43 Vanberg Road, Essendon, Vic 3040



2 Bed 1 Bath 2 Car

Property Type: Strata Unit/Flat

Indicative Selling Price

\$690,000 - \$740,000

Median House Price

Year ending June 2017: \$1,426,000

Comparable Properties



2/2a Butler Street, Essendon 3040 (REI)

3 Bed 1 Bath 1 Car

Price: \$770,000

Method: Sale

Date: 17/06/2017

Property Type: Townhouse (Res)

Land Size: 146m²

Agent Comments: Brick townhouse with street frontage, backyard and garage.



1/79 Wilson Street, Moonee Ponds 3039 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$730,000

Method: Auction Sale

Date: 25/03/2017

Property Type: Townhouse (Res)

Land Size: 742m²

Agent Comments: Modern townhouse with multiple outdoor spaces and an undercover car park.



2/31 Cumming Street, Brunswick West 3055 (REI/VG)

3 Bed 1 Bath 2 Car

Price: \$726,000

Method: Private Sale

Date: 01/06/2017

Property Type: Townhouse (Single)

Agent Comments: Modern townhouse with sizeable balcony and lock up garage.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb or locality and postcode	1/43 Vanberg Road, Essendon Vic 3040
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Indicative selling price

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

Range between	\$690,000	&	\$740,000
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Median sale price

Median price	\$1,426,000	House	☒	Suburb or locality	Essendon
Period - From	01/07/2016	to	30/06/2017	Source	REIV

Comparable property sales

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
2/2a Butler Street, Essendon 3040	\$770,000	17/06/2017
1/79 Wilson Street, Moonee Ponds 3039	\$730,000	25/03/2017
2/31 Cumming street, Brunswick West 3055	\$726,000	01/06/2017