

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

61 Spencer Street, Essendon Vic 3040

Indicative selling price

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

Range between \$2,700,000 & \$2,900,000

Median sale price

Median price \$1,800,000 Property Type House Suburb Essendon

Period - From 29/01/2024 to 28/01/2025 Source Property Data

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	22 Woolley St ESSENDON 3040	\$2,701,000	14/12/2024
2	9 Jacka St ESSENDON 3040	\$2,856,000	07/12/2024
3	57 Hedderwick St ESSENDON 3040	\$2,800,000	08/11/2024

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:

29/01/2025 09:43



Rooms: 5

Property Type: House

Land Size: 833 sqm approx

Agent Comments

Comparable Properties



22 Woolley St ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$2,701,000

Method: Auction Sale

Date: 14/12/2024

Property Type: House (Res)

Land Size: 860 sqm approx



9 Jacka St ESSENDON 3040 (REI)

Agent Comments



Price: \$2,856,000

Method: Auction Sale

Date: 07/12/2024

Property Type: House (Res)

Land Size: 861 sqm approx



57 Hedderwick St ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$2,800,000

Method: Sold Before Auction

Date: 08/11/2024

Property Type: House (Res)

Land Size: 1015 sqm approx