

23 Thomson Street, Essendon Vic 3040



4 Bed 3 Bath 2 Car
Rooms: 2
Property Type: House (Res)
Land Size: 663 sqm approx
Indicative Selling Price
 \$1,750,000 - \$1,850,000
Median House Price
 December quarter 2021:
 \$1,860,000

Comparable Properties



27 Sherbourne Street, Essendon 3040 (REI)
4 Bed 3 Bath 1 Car
Price: \$1,826,000
Method: Auction Sale
Date: 06/11/2021
Property Type: House (Res)
Agent Comments: Modern home, superior in presentation, inferior in location land size



8 Florence Street, Essendon 3040 (REI/VG)
4 Bed 2 Bath 1 Car
Price: \$1,760,000
Method: Sold Before Auction
Date: 18/10/2021
Property Type: House(Res)
Land Size: 325 sqm approx
Agent Comments: comparable location, period home means more desirable from the market and no single dwelling covenant means development potential. inferior presentation



149 Park Street, Moonee Ponds 3039 (REI)
4 Bed 2 Bath 1 Car
Price: \$1,756,000
Method: Sold Before Auction
Date: 30/11/2021
Property Type: House (Res)
Agent Comments: Inferior location, comparable size, comparable presentation

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

23 Thomson Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

Median sale price

Median price \$1,860,000 House x Suburb Essendon

Period - From 01/10/2021 to 31/12/2021 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
27 Sherbourne Street, ESSENDON 3040	\$1,826,000	03/11/2021
8 Florence Street, ESSENDON 3040	\$1,760,000	18/10/2021
149 Park Street, MOONEE PONDS 3039	\$1,756,000	30/11/2021

This Statement of Information was prepared on:

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