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

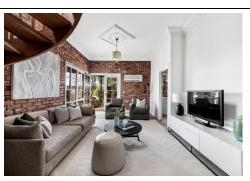
Method: Sold Before Auction

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

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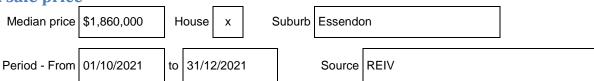
0	23 Thomson Street, Essendon Vic 3040
locality and postcode	

Indicative selling price

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

\$1,750,000	&	\$1,850,000
9	51,750,000	\$1,750,000 &

Median sale price



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: 02/02/2022 10:04

