

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

2/132 Market Street, Essendon Vic 3040

Indicative selling price

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

Range between \$860,000 & \$930,000

Median sale price

Median price \$1,860,000 Property Type House Suburb Essendon

Period - From 01/10/2021 to 31/12/2021 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	2/68 Kernan St STRATHMORE 3041	\$900,000	24/02/2022
2	3/1a Florence St NIDDRIE 3042	\$880,000	19/02/2022
3	23 Emerald St ESSENDON WEST 3040	\$850,000	29/01/2022

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:

16/03/2022 13:19



Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price

\$860,000 - \$930,000

Median House Price

December quarter 2021: \$1,860,000

Comparable Properties

2/68 Kernan St STRATHMORE 3041 (REI)

Agent Comments



Price: \$900,000

Method: Sold Before Auction

Date: 24/02/2022

Property Type: Unit

Land Size: 301 sqm approx



3/1a Florence St NIDDRIE 3042 (REI)

Agent Comments



Price: \$880,000

Method: Auction Sale

Date: 19/02/2022

Property Type: Townhouse (Res)



23 Emerald St ESSENDON WEST 3040 (REI)

Agent Comments



Price: \$850,000

Method: Auction Sale

Date: 29/01/2022

Property Type: House (Res)

Land Size: 367 sqm approx

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