

# 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

14 Marco Polo Street, Essendon Vic 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,395,000

&

\$1,495,000

### Median sale price

Median price \$1,560,000

Property Type House

Suburb Essendon

Period - From 01/01/2021

to

31/03/2021

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	10 Marco Polo St ESSENDON 3040		24/12/2020
2	24 Marco Polo St ESSENDON 3040	\$1,465,000	10/12/2020
3	23 Norfolk St MOONEE PONDS 3039	\$1,553,000	10/04/2021

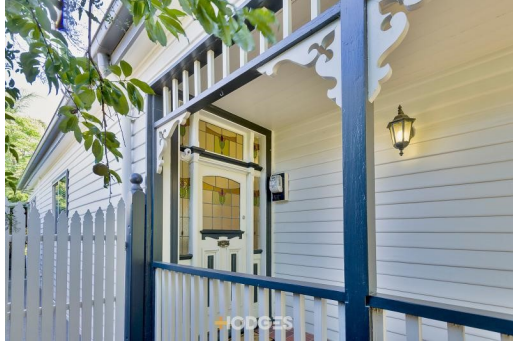
**OR**

~~**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:

29/04/2021 13:20

14 Marco Polo Street, Essendon Vic 3040



3 1 2

**Property Type:** House (Res)

**Land Size:** 433 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,395,000 - \$1,495,000

**Median House Price**

March quarter 2021: \$1,560,000

## Comparable Properties



**10 Marco Polo St ESSENDON 3040 (VG)**

**Agent Comments**

3 - -

**Price:**

**Method:** Sale

**Date:** 24/12/2020

**Property Type:** Divorce/Estate/Family Transfers

**Land Size:** 235 sqm approx



**24 Marco Polo St ESSENDON 3040 (VG)**

**Agent Comments**

4 - -

**Price:** \$1,465,000

**Method:** Sale

**Date:** 10/12/2020

**Property Type:** House (Res)

**Land Size:** 460 sqm approx



**23 Norfolk St MOONEE PONDS 3039 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,553,000

**Method:** Auction Sale

**Date:** 10/04/2021

**Property Type:** House (Res)

**Land Size:** 367 sqm approx

**Account** - McDonald Upton | P: 03 93759375 | F: 03 93792655