

# 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 Mcphail 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 \$1,750,000

&

\$1,925,000

### Median sale price

Median price \$1,941,000

Property Type House

Suburb Essendon

Period - From 01/07/2021

to 30/09/2021

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 21 Ardoch St ESSENDON 3040        | \$2,090,000 | 19/06/2021   |
| 2 86c Clarinda Rd MOONEE PONDS 3039 | \$2,056,000 | 12/10/2021   |
| 3 7 Hesleden St ESSENDON 3040       | \$1,941,000 | 10/07/2021   |

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:

22/10/2021 12:03