

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

22 Fitzgerald Road, Essendon Vic 3040

Indicative selling price

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

Single price \$1,650,000

Median sale price

Median price \$1,830,000

Property Type House

Suburb Essendon

Period - From 01/01/2023

to 31/12/2023

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.

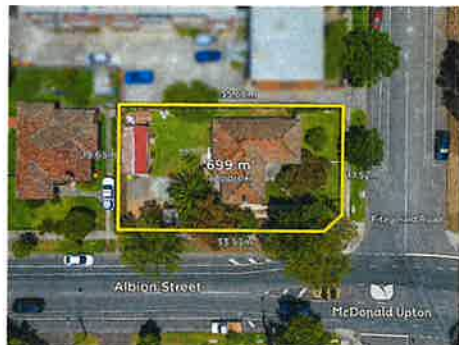
	Address of comparable property	Price	Date of sale
1	42 Lincoln Rd ESSENDON 3040	\$1,650,000	10/01/2024
2	98 Glass St ESSENDON 3040	\$1,612,000	17/01/2024
3	39 Salisbury St MOONEE PONDS 3039	\$1,560,000	20/02/2024

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:

26/02/2024 17:10



2 1 5

Property Type: House (Res)

Land Size: 699 sqm approx

Agent Comments

Indicative Selling Price

\$1,650,000

Median House Price

Year ending December 2023: \$1,830,000

Comparable Properties



42 Lincoln Rd ESSENDON 3040 (REI)

Agent Comments

3 2 3

Price: \$1,650,000

Method: Private Sale

Date: 10/01/2024

Property Type: House

Land Size: 801 sqm approx



98 Glass St ESSENDON 3040 (REI/VG)

Agent Comments

3 1 2

Price: \$1,612,000

Method: Private Sale

Date: 17/01/2024

Property Type: House

Land Size: 695 sqm approx



39 Salisbury St MOONEE PONDS 3039 (REI)

Agent Comments

3 1 1

Price: \$1,560,000

Method: Private Sale

Date: 20/02/2024

Property Type: House

Land Size: 713 sqm approx