# 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	22 Fitzgerald Road, Essendon Vic 3040
Including suburb and	
postcode	

#### 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	Pro	perty 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.

Ad	dress 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









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)

3





Price: \$1,650,000 Method: Private Sale Date: 10/01/2024 Property Type: House Land Size: 801 sqm approx **Agent Comments** 



98 Glass St ESSENDON 3040 (REI/VG)

**=** 3

3







Price: \$1,612,000 Method: Private Sale Date: 17/01/2024 Property Type: House Land Size: 695 sqm approx **Agent Comments** 



39 Salisbury St MOONEE PONDS 3039 (REI)

Price: \$1,560,000 Method: Private Sale Date: 20/02/2024 Property Type: House Land Size: 713 sqm approx **Agent Comments** 

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