

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

45 Hedderwick Street, Essendon Vic 3040

Indicative selling price

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

Range between

\$3,000,000

&

\$3,250,000

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	6 Aberdeen Cr ESSENDON 3040	\$3,550,000	24/12/2021
2	51 Bradshaw St ESSENDON 3040	\$3,300,000	06/10/2021
3	10 Hedderwick St ESSENDON 3040	\$3,100,000	02/02/2022

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:

10/02/2022 16:14

45 Hedderwick Street, Essendon Vic 3040



Property Type: House (Previously Occupied - Detached)

Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price

\$3,000,000 - \$3,250,000

Median House Price

December quarter 2021: \$1,860,000

Comparable Properties



6 Aberdeen Cr ESSENDON 3040 (REI)

Agent Comments



Price: \$3,550,000

Method: Private Sale

Date: 24/12/2021

Property Type: House

Land Size: 980 sqm approx



51 Bradshaw St ESSENDON 3040 (REI)

Agent Comments



Price: \$3,300,000

Method: Private Sale

Date: 06/10/2021

Property Type: House



10 Hedderwick St ESSENDON 3040 (REI)

Agent Comments



Price: \$3,100,000

Method: Sold Before Auction

Date: 02/02/2022

Property Type: House

Land Size: 892 sqm approx

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



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