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	14/25 Daisy Street, Essendon Vic 3040

Indicative selling price

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

Single price $345,000

Median sale price

Median price $590,000 Property Type Unit Suburb Essendon

Period - From 24/07/2020 to 23/07/2021 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	4/25 Daisy St ESSENDON 3040	$365,000	04/06/2021
2	9/246 Buckley St ESSENDON 3040	$350,000	16/07/2021
3	2/31 Raleigh St ESSENDON 3040	$350,000	15/06/2021

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: 24/07/2021 13:31

14/25 Daisy Street, Essendon Vic 3040



1 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$345,000
Median Unit Price
24/07/2020 - 23/07/2021: $590,000

Comparable Properties



4/25 Daisy St ESSENDON 3040 (REI)

1 1 1

Price: $365,000
Method: Sold Before Auction
Date: 04/06/2021
Rooms: 2
Property Type: Flat

Agent Comments



9/246 Buckley St ESSENDON 3040 (REI)

1 1 1

Price: $350,000
Method: Sold Before Auction
Date: 16/07/2021
Property Type: Unit

Agent Comments



2/31 Raleigh St ESSENDON 3040 (REI)

1 1 1

Price: $350,000
Method: Private Sale
Date: 15/06/2021
Property Type: Apartment

Agent Comments

Account - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.