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	1/2 Roberts Street, Essendon Vic 3040

Indicative selling price

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

Range between $690,000 & $750,000

Median sale price

Median price $640,000 Property Type Unit Suburb Essendon

Period - From 01/04/2021 to 30/06/2021 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	27 Queen St ESSENDON 3040	$730,000	01/05/2021
2	6/1 Ardoch St ESSENDON 3040	$747,000	17/04/2021
3	6/20 Schofield St ESSENDON 3040	$727,000	14/04/2021

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: 30/07/2021 15:41

1/2 Roberts Street, Essendon Vic 3040



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Property Type:
Agent Comments

Indicative Selling Price
$690,000 - $750,000
Median Unit Price
June quarter 2021: $640,000

Comparable Properties



27 Queen St ESSENDON 3040 (REI)

2 1 1

Price: $730,000
Method: Auction Sale
Date: 01/05/2021
Property Type: Unit
Land Size: 191 sqm approx

Agent Comments



6/1 Ardoch St ESSENDON 3040 (REI)

2 1 1

Price: $747,000
Method: Auction Sale
Date: 17/04/2021
Property Type: Unit

Agent Comments



6/20 Schofield St ESSENDON 3040 (REI)

2 1 1

Price: $727,000
Method: Sold Before Auction
Date: 14/04/2021
Property Type: Unit

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.