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	2/17 Winifred Street, Essendon Vic 3040

Indicative selling price

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

Single price $795,000

Median sale price

Median price $862,000 Property Type Townhouse Suburb Essendon

Period - From 18/03/2023 to 17/03/2024 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	2/17 Galtes Cr BRUNSWICK WEST 3055	$765,000	06/02/2024
2	3/224 Pascoe Vale Rd ESSENDON 3040	$750,000	13/12/2023
3	6/7 Schofield St ESSENDON 3040	$735,000	09/03/2024

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: 18/03/2024 17:01

2/17 Winifred Street, Essendon Vic 3040

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2 2 1

Property Type: Townhouse

Agent Comments

Freestanding townhouse on block of three. Not reverse living like most on the street.

Indicative Selling Price
$795,000
Median Townhouse Price
18/03/2023 - 17/03/2024: $862,000

Comparable Properties



2/17 Galtes Cr BRUNSWICK WEST 3055 (REI)

2 2 1

Price: $765,000
Method: Private Sale
Date: 06/02/2024
Property Type: Townhouse (Res)

Agent Comments

Great comparable, similar size and floorplan, neighbouring suburb so Winifred is superior in location.



3/224 Pascoe Vale Rd ESSENDON 3040 (REI/VG)

2 2 1

Price: $750,000
Method: Sold Before Auction
Date: 13/12/2023
Property Type: Townhouse (Res)

Agent Comments

Great comparable, similar size and condition however Winifred is superior in location.



6/7 Schofield St ESSENDON 3040 (REI)

2 1 1

Price: $735,000
Method: Auction Sale
Date: 09/03/2024
Property Type: Townhouse (Res)

Agent Comments

This is a recent sale in very close proximity but inferior in size and accommodation so Winifred is superior in size and location.

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