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	46A Fletcher Street, Essendon Vic 3040

Indicative selling price

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

Range between $1,900,000 & $2,000,000

Median sale price

Median price $1,830,000 Property 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.

	Address of comparable property	Price	Date of sale
1	7 Buckley St MOONEE PONDS 3039	$2,200,000	16/03/2024
2	6a Flower St ESSENDON 3040	$2,070,000	23/03/2024
3	84 Tennyson St ESSENDON 3040	$1,800,000	20/03/2024

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: 06/04/2024 17:29

46A Fletcher Street, Essendon Vic 3040

Irene Androulidakis
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4 3 4

Property Type: House - Duplex (Semi-detached)

Agent Comments

Indicative Selling Price
$1,900,000 - $2,000,000
Median House Price
Year ending December 2023: $1,830,000

Luxury modern masterpiece, 4 bedrooms (master with ensuite, WIR and balcony) luxurious main bathroom, open plan living dining and separate second living zone plus 4 car garage with a kitchenet and storage

Comparable Properties



7 Buckley St MOONEE PONDS 3039 (REI)

4 3 3

Price: $2,200,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)

Agent Comments

Similar accommodation however Buckley is on a larger allotment but both comparable in location and quality.



6a Flower St ESSENDON 3040 (REI)

5 3 2

Price: $2,070,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)

Agent Comments

Excellent comparable as both very similar accommodation and in close proximity, Flower is newer built but it hasn't got multiple car accommodation.



84 Tennyson St ESSENDON 3040 (REI)

4 3 2

Price: $1,800,000
Method: Private Sale
Date: 20/03/2024
Property Type: House

Agent Comments

Comparable as similar style home however Fletcher is superior in size overall. Larger rooms and accommodation overall.

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