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	40 Ruby Street, Essendon West Vic 3040

Indicative selling price

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

Range between $940,000 & $1,030,000

Median sale price

Median price $1,262,000 Property Type House Suburb Essendon West

Period - From 01/04/2023 to 31/03/2024 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	451 Buckley St ESSENDON WEST 3040	$1,030,000	22/02/2024
2	10 Bordeaux St AVONDALE HEIGHTS 3034	$953,500	02/12/2023
3	89 Lincoln Dr KEILOR EAST 3033	$920,000	24/11/2023

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: 18/04/2024 16:51

40 Ruby Street, Essendon West Vic 3040

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4 2 3

Property Type: House

Agent Comments

Original Brick Home on a large allotment

Indicative Selling Price
$940,000 - $1,030,000
Median House Price
Year ending March 2024: $1,262,000

Comparable Properties



451 Buckley St ESSENDON WEST 3040 (REI/VG)

4 2 4

Price: $1,030,000
Method: Private Sale
Date: 22/02/2024
Property Type: House
Land Size: 558 sqm approx

Agent Comments

Similar accommodation and age but on a smaller land size.



10 Bordeaux St AVONDALE HEIGHTS 3034 (REI/VG)

3 1 4

Price: $953,500
Method: Auction Sale
Date: 02/12/2023
Property Type: House
Land Size: 534 sqm approx

Agent Comments

Similar accommodation on smaller land and one less bedroom.



89 Lincoln Dr KEILOR EAST 3033 (REI/VG)

3 1 3

Price: $920,000
Method: Private Sale
Date: 24/11/2023
Property Type: House
Land Size: 604 sqm approx

Agent Comments

Similar accommodation on slightly smaller land with one less bedroom..

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