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	10 Fuller Street, Essendon Vic 3040

Indicative selling price

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

Single price $1,425,000

Median sale price

Median price $1,800,000 Property Type House Suburb Essendon

Period - From 01/07/2023 to 30/06/2024 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	5 Garden St ESSENDON 3040	$1,372,500	05/04/2024
2	28 Mary St ESSENDON 3040	$1,330,000	19/02/2024
3	1/58 York St STRATHMORE 3041	$1,300,000	20/07/2024

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: 20/07/2024 17:23

10 Fuller Street, Essendon Vic 3040

Chauntel Considine
9379 2000
0407 741 456
chauntelconsidine@jelliscraig.com.au



3 1 1

Rooms: 4
Property Type: House (Res)
Land Size: 375 sqm approx

Indicative Selling Price
$1,425,000
Median House Price
Year ending June 2024: $1,800,000

Agent Comments

Renovated maisonette offering 3 bed, 1 bath & 1 car.

Comparable Properties



5 Garden St ESSENDON 3040 (REI/VG)

4 3 2

Price: $1,372,500
Method: Private Sale
Date: 05/04/2024
Property Type: House
Land Size: 556 sqm approx

Agent Comments

Larger home and block. Home is more dated and location inferior.



28 Mary St ESSENDON 3040 (REI/VG)

4 1 2

Price: $1,330,000
Method: Private Sale
Date: 19/02/2024
Property Type: House
Land Size: 585 sqm approx

Agent Comments

Larger home and block. Home is more dated and location inferior.



1/58 York St STRATHMORE 3041 (REI)

3 2 -

Price: $1,300,000
Method: Auction Sale
Date: 20/07/2024
Property Type: Unit
Land Size: 322 sqm approx

Agent Comments

Offers an extra bath on a subdivided block with another unit behind.

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