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	27 Mccarron Parade, Essendon Vic 3040

Indicative selling price

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

Range between $1,700,000 & $1,800,000

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	27 Balmoral Av STRATHMORE 3041	$1,740,000	16/06/2024
2	73 Napier Cr ESSENDON 3040	$1,840,000	07/06/2024
3	41 Miller St ESSENDON 3040	$1,765,000	25/05/2024

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: 20/08/2024 11:32

27 Mccarron Parade, Essendon Vic 3040

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3 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 466 sqm approx

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
Year ending June 2024: $1,800,000

Agent Comments

Modern single level home offering 3 bed + study, 2 bath, 2 living & a double garage.

Comparable Properties



27 Balmoral Av STRATHMORE 3041 (REI)

4 2 2

Price: $1,740,000
Method: Private Sale
Date: 16/06/2024
Property Type: House
Land Size: 604 sqm approx

Agent Comments

Bigger block with an extra bed without a double carport opposed to a double garage and an inferior location.



73 Napier Cr ESSENDON 3040 (REI)

4 2 3

Price: $1,840,000
Method: Private Sale
Date: 07/06/2024
Property Type: House (Res)
Land Size: 441 sqm approx

Agent Comments

Period home which is a similar size house & block. Has an extra bed but 1 less car space.



41 Miller St ESSENDON 3040 (REI/VG)

3 1 2

Price: $1,765,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 442 sqm approx

Agent Comments

Period home with 1 less bed & bath. Similar land.

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