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	1/25 Emerald Street, Essendon Vic 3040

Indicative selling price

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

Range between $780,000 & $850,000

Median sale price

Median price $555,000 Property Type Unit Suburb Essendon

Period - From 01/10/2023 to 30/09/2024 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	24 Hutchison St NIDDRIE 3042	$855,000	10/09/2024
2	4a Ryder St NIDDRIE 3042	$898,000	27/07/2024
3			

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: 31/10/2024 15:56

1/25 Emerald Street, Essendon Vic 3040

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3 2 2

Property Type: House

Agent Comments

3 bedroom, 2 Bathroom, 1 Car

Indicative Selling Price
$780,000 - $850,000
Median Unit Price
Year ending September 2024: $555,000

Comparable Properties



24 Hutchison St NIDDRIE 3042 (REI)

3 2 2

Price: $855,000
Method: Private Sale
Date: 10/09/2024
Property Type: Townhouse (Res)

Agent Comments



4a Ryder St NIDDRIE 3042 (REI)

3 2 1

Price: $898,000
Method: Auction Sale
Date: 27/07/2024
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 650 sqm approx

Agent Comments

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.

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