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	20c Levien Street, Essendon Vic 3040

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $612,500 Property Type Unit Suburb Essendon

Period - From 01/04/2024 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	67 St Leonards Rd ASCOT VALE 3032	$1,330,000	20/07/2024
2	7 Medley Wlk ASCOT VALE 3032	$1,240,000	16/07/2024
3	3/15 St Kinnord St ABERFELDIE 3040	$1,235,500	22/06/2024

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: 01/10/2024 13:48

20c Levien Street, Essendon Vic 3040

Lara Harris
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3 2 2

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 214 sqm approx

Agent Comments

Near new 3bed, 2bath, 2car townhouse

Indicative Selling Price
$1,300,000 - $1,400,000
Median Unit Price
June quarter 2024: $612,500

Comparable Properties



67 St Leonards Rd ASCOT VALE 3032 (REI)

3 2 2

Price: $1,330,000
Method: Auction Sale
Date: 20/07/2024
Property Type: Townhouse (Res)

Agent Comments

Same accommodation, 3bed, 2 bath and 2car but inferior location.



7 Medley Wlk ASCOT VALE 3032 (REI/VG)

4 3 2

Price: $1,240,000
Method: Sold Before Auction
Date: 16/07/2024
Property Type: Townhouse (Res)
Land Size: 119 sqm approx

Agent Comments

One more bedroom but more townhouses on the block, with ours being in a better location. Making this property inferior.



3/15 St Kinnord St ABERFELDIE 3040 (REI/VG)

4 2 2

Price: $1,235,500
Method: Auction Sale
Date: 22/06/2024
Rooms: 6
Property Type: Townhouse (Res)

Agent Comments

Similar accommodation but three on the block, where ours on its own tile. Making this one inferior.

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