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	29 Crisp Street, Essendon Vic 3040

Indicative selling price

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

Range between $2,950,000 & $3,200,000

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	68 Spencer St ESSENDON 3040	$3,170,000	01/06/2024
2			
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.

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29 Crisp Street, Essendon Vic 3040

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4 2 2

Property Type: House

Agent Comments

Single level home, original home, swimming pool and tennis court, large living accommodation

Indicative Selling Price
$2,950,000 - $3,200,000
Median House Price
Year ending June 2024: $1,800,000

Comparable Properties



68 Spencer St ESSENDON 3040 (REI/VG)

2 4 4

Price: $3,170,000
Method: Auction Sale
Date: 01/06/2024
Rooms: 4
Property Type: House (Res)
Land Size: 859 sqm approx

Agent Comments

similar land size and both have heritage overlay. House is slightly update

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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