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	95 Glass Street, Essendon Vic 3040

Indicative selling price

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

Range between $2,900,000 & $3,190,000

Median sale price

Median price $1,775,000 Property Type House 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	10 Mccarron Pde ESSENDON 3040	$2,775,000	24/08/2024
2	43 William St ESSENDON 3040	$2,920,000	19/06/2024
3	68 Spencer St ESSENDON 3040	$3,170,000	01/06/2024

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: 24/10/2024 11:57

95 Glass Street, Essendon Vic 3040

Christian Lonzi
8378 0500
0403 344 279
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5 3 6

Property Type: House

Agent Comments

Stunning Renovated Period Home with Pool. Great Garage with studio retreat above.

Indicative Selling Price
$2,900,000 - $3,190,000
Median House Price
Year ending September 2024: $1,775,000

Comparable Properties



10 Mccarron Pde ESSENDON 3040 (REI)

4 2 4

Price: $2,775,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)
Land Size: 669 sqm approx

Agent Comments



43 William St ESSENDON 3040 (REI/VG)

3 3 3

Price: $2,920,000
Method: Auction Sale
Date: 19/06/2024
Property Type: House
Land Size: 652 sqm approx

Agent Comments



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

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