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	28 Ogilvie Street, Essendon Vic 3040

Indicative selling price

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

Range between $1,750,000 & $1,850,000

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	27 Mccarron Pde ESSENDON 3040	$1,800,000	21/09/2024
2	3 Vaynor St NIDDRIE 3042	$1,800,000	17/09/2024
3	79 Lincoln Rd ESSENDON 3040	$1,830,000	07/09/2024

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: 28/10/2024 14:15

28 Ogilvie Street, Essendon Vic 3040

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5 2 2

Property Type: House (Res)
Land Size: 572 sqm approx

Indicative Selling Price
$1,750,000 - $1,850,000
Median House Price
Year ending September 2024: $1,775,000

Agent Comments

28 Ogilvie Street, Essendon VIC 3040 is a House, with 4 bedrooms, A second lounge that can be used as 5th bedroom 2 bathrooms, and 1 parking space. Great swimming pool.

Comparable Properties



27 Mccarron Pde ESSENDON 3040 (REI)

3 2 2

Price: $1,800,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 465 sqm approx

Agent Comments



3 Vaynor St NIDDRIE 3042 (REI)

5 3 3

Price: $1,800,000
Method: Private Sale
Date: 17/09/2024
Property Type: House
Land Size: 650 sqm approx

Agent Comments



79 Lincoln Rd ESSENDON 3040 (REI/VG)

4 2 2

Price: $1,830,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 692 sqm approx

Agent Comments

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