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	7/23 Fletcher Street, Essendon Vic 3040

Indicative selling price

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

Range between $460,000 & $500,000

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	3/7 Flower St ESSENDON 3040	$480,000	24/08/2024
2	4/18 Lyon St ESSENDON 3040	$413,000	01/08/2024
3	6/23 Daisy St ESSENDON 3040	$463,000	23/06/2024

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.~~

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7/23 Fletcher Street, Essendon Vic 3040

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2 1 1

Property Type: Apartment

Agent Comments

1980 Build Apartment 2 Bedroom 1 Bathroom 1 Car

Indicative Selling Price
$460,000 - $500,000
Median Unit Price
Year ending September 2024: $555,000

Comparable Properties



3/7 Flower St ESSENDON 3040 (VG)

2 - -

Price: $480,000
Method: Sale
Date: 24/08/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



4/18 Lyon St ESSENDON 3040 (REI)

2 1 1

Price: $413,000
Method: Sold Before Auction
Date: 01/08/2024
Property Type: Unit

Agent Comments



6/23 Daisy St ESSENDON 3040 (REI/VG)

2 1 1

Price: $463,000
Method: Private Sale
Date: 23/06/2024
Rooms: 3
Property Type: Flat

Agent Comments

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