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	5/7 Daisy Street, Essendon Vic 3040

Indicative selling price

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

Single price: $445,000

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	11/37 Grice Cr ESSENDON 3040	$425,000	24/09/2024
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.~~

This Statement of Information was prepared on: 13/12/2024 13:57

5/7 Daisy Street, Essendon Vic 3040

Tom Donnelley
9379 2000
0468 437 258
tomdonnelley@jelliscraig.com.au



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$445,000
Median Unit Price
Year ending September 2024: $555,000

Comparable Properties



11/37 Grice Cr ESSENDON 3040 (REI/VG)

2 1 1

Price: $425,000
Method: Private Sale
Date: 24/09/2024
Property Type: Unit

Agent Comments

Single level, similar style property offering comparable accommodation.



4/18 Lyon St ESSENDON 3040 (REI/VG)

2 1 1

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

Agent Comments

Similar style apartment block, offering comparable accommodation.



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

Located on the same street freshly presented offering comparable accommodation.

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