

//Statement of Information//

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode 27 Russell Street, Essendon

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
1 Bed, 1 Bath	\$*	Or range between	\$440,000		\$482,000
2 Bed, 1 Bath	\$*	Or range between	\$540,000		\$594,000
2 Bed, 2 Bath	\$*	Or range between	\$600,000		\$660,000
3 Bed, 2 Bath	\$*	Or range between	\$910,000		\$990,000
3 Bed, 2 Bath	\$*	Or range between	\$1,150,000		\$1,175,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$510,000

Suburb Essendon

Period - From 12/12/17

12/12/18

Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
1 Bed, 1 Bath	203/95-97 Rose Street, Essendon	\$445,000	6/8/18
	222/7 Aspen Street, Moonee Ponds	\$471,000	30/9/18
	312/89 Raleigh Street, Essendon	\$478,000	18/7/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 1 Bath	1/6 Sturt Street, Essendon	\$565,000	15/6/18
	7/11 Glass Street, Essendon	\$550,000	12/10/18
	22/128-138 Maribyrnong Road, Moonee Ponds	\$551,000	23/11/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath	707/333 Ascot Vale Road, Moonee Ponds	\$645,000	31/10/18
	7-21 Glass Street, Essendon	\$640,000	14/11/18
	28/899-923 Mt Alexander Road, Essendon	\$650,000	2/8/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath	5/3 Sturt Street, Essendon	\$990,000	15/10/18
	10/51 Holmes Road, Moonee Ponds	\$950,500	4/8/18
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
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Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
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OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.