

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 204/40 Collins Street, Essendon Vic 3040

Indicative selling price

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

Single price \$499,000

Median sale price

Median price \$522,500 House Unit X Suburb Essendon

Period - From 01/04/2017 to 31/03/2018 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	201/40 Collins St ESSENDON 3040	\$495,000	01/02/2018
2	114b/36 Collins St ESSENDON 3040	\$491,000	17/01/2018
3	205/40 Collins St ESSENDON 3040	\$490,000	17/05/2018

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.

204/40 Collins Street, Essendon Vic 3040



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$499,000
Median Unit Price
Year ending March 2018: \$522,500

Comparable Properties



201/40 Collins St ESSENDON 3040 (REI)

[Agent Comments](#)



Price: \$495,000
Method: Private Sale
Date: 01/02/2018
Rooms: 4
Property Type: Apartment



114b/36 Collins St ESSENDON 3040 (REI)

[Agent Comments](#)



Price: \$491,000
Method: Private Sale
Date: 17/01/2018
Rooms: -
Property Type: Apartment



205/40 Collins St ESSENDON 3040 (REI)

[Agent Comments](#)



Price: \$490,000
Method: Private Sale
Date: 17/05/2018
Rooms: 5
Property Type: Apartment