

# 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 5/18 Balmoral Street, Essendon Vic 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$550,000

### Median sale price

Median price \$571,750 Property Type Unit Suburb Essendon

Period - From 01/10/2019 to 31/12/2019 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	10/36 Park St MOONEE PONDS 3039	\$546,000	11/10/2019
2	3/23 Hoddle St ESSENDON 3040	\$530,000	29/11/2019
3	7/41 Nimmo St ESSENDON 3040	\$527,500	14/03/2020

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: 18/03/2020 17:49

5/18 Balmoral Street, Essendon Vic 3040



2 1 1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$500,000 - \$550,000  
**Median Unit Price**  
December quarter 2019: \$571,750

## Comparable Properties



**10/36 Park St MOONEE PONDS 3039 (REI/VG)** **Agent Comments**

2 1 1

**Price:** \$546,000  
**Method:** Sold Before Auction  
**Date:** 11/10/2019  
**Property Type:** Apartment



**3/23 Hoddle St ESSENDON 3040 (VG)**

**Agent Comments**

2 - -

**Price:** \$530,000  
**Method:** Sale  
**Date:** 29/11/2019  
**Property Type:** Strata Unit/Flat



**7/41 Nimmo St ESSENDON 3040 (REI)**

**Agent Comments**

2 1 1

**Price:** \$527,500  
**Method:** Auction Sale  
**Date:** 14/03/2020  
**Rooms:** 3  
**Property Type:** Apartment

**Account - McDonald Upton** | P: 03 93759375 | F: 03 93792655