

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

30 Brewster Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,750,000 & \$1,925,000

Median sale price

Median price \$1,500,000 Property Type House Suburb Essendon

Period - From 28/09/2019 to 27/09/2020 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	35 Mccarron Pde ESSENDON 3040	\$2,025,000	01/08/2020
2	27 Aberfeldie St ABERFELDIE 3040	\$1,860,000	16/06/2020
3	32 Beaver St ABERFELDIE 3040	\$1,810,000	18/05/2020

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: 28/09/2020 10:01

30 Brewster Street, Essendon Vic 3040



3 1 3

Property Type: House
Land Size: 695 sqm approx
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,925,000
Median House Price
28/09/2019 - 27/09/2020: \$1,500,000

Comparable Properties

35 Mccarron Pde ESSENDON 3040 (VG)

Agent Comments

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Price: \$2,025,000
Method: Sale
Date: 01/08/2020
Property Type: House (Res)
Land Size: 669 sqm approx



27 Aberfeldie St ABERFELDIE 3040 (REI)

Agent Comments

4 1 3

Price: \$1,860,000
Method: Private Sale
Date: 16/06/2020
Rooms: 5
Property Type: House
Land Size: 733 sqm approx



32 Beaver St ABERFELDIE 3040 (REI/VG)

Agent Comments

4 2 2

Price: \$1,810,000
Method: Private Sale
Date: 18/05/2020
Property Type: House (Res)
Land Size: 870 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.