

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 9 Washington Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,585,000 & \$1,685,000

Median sale price

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

Period - From 09/11/2019 to 08/11/2020 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	8 Warner St ESSENDON 3040	\$1,627,500	16/10/2020
2	26A Derby St MOONEE PONDS 3039	\$1,590,000	01/07/2020
3	68 Tennyson St MOONEE PONDS 3039	\$1,515,000	12/06/2020

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: 09/11/2020 11:16

9 Washington Street, Essendon Vic 3040



 3  2  1

Property Type: House (Res)
Land Size: 321 sqm approx
Agent Comments

Indicative Selling Price
\$1,585,000 - \$1,685,000
Median House Price
09/11/2019 - 08/11/2020: \$1,500,000

Comparable Properties



8 Warner St ESSENDON 3040 (REI)

Agent Comments

 4  2  1

Price: \$1,627,500
Method: Auction Sale
Date: 16/10/2020
Property Type: House (Res)



26A Derby St MOONEE PONDS 3039 (VG)

Agent Comments

 4  -  -

Price: \$1,590,000
Method: Sale
Date: 01/07/2020
Property Type: House (Res)
Land Size: 279 sqm approx



68 Tennyson St MOONEE PONDS 3039 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,515,000
Method: Private Sale
Date: 12/06/2020
Property Type: Townhouse (Single)
Land Size: 405 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.