

# 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 Glen 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 \$1,300,000 & \$1,430,000

### Median sale price

Median price \$1,675,000 Property Type House Suburb Essendon

Period - From 01/07/2020 to 30/06/2021 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.

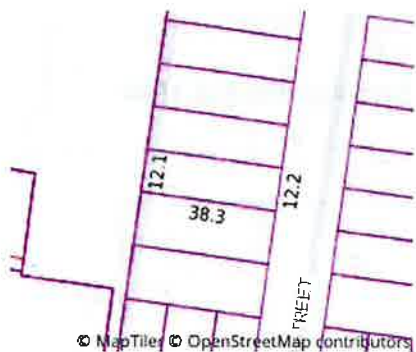
	Address of comparable property	Price	Date of sale
1	51 Glass St ESSENDON 3040	\$1,495,000	01/05/2021
2	49 Glass St ESSENDON 3040	\$1,350,000	03/07/2021
3	72 Fitzgerald Rd ESSENDON 3040	\$1,320,000	17/07/2021

**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: 21/09/2021 17:08

5 Glen Street, Essendon Vic 3040



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

**Indicative Selling Price**  
\$1,300,000 - \$1,430,000  
**Median House Price**  
Year ending June 2021: \$1,675,000

## Comparable Properties



**51 Glass St ESSENDON 3040 (REI/VG)**

**Agent Comments**



**Price:** \$1,495,000  
**Method:** Auction Sale  
**Date:** 01/05/2021  
**Property Type:** House (Res)  
**Land Size:** 368 sqm approx



**49 Glass St ESSENDON 3040 (REI/VG)**

**Agent Comments**



**Price:** \$1,350,000  
**Method:** Auction Sale  
**Date:** 03/07/2021  
**Property Type:** House (Res)  
**Land Size:** 368 sqm approx



**72 Fitzgerald Rd ESSENDON 3040 (REI)**

**Agent Comments**



**Price:** \$1,320,000  
**Method:** Auction Sale  
**Date:** 17/07/2021  
**Property Type:** House  
**Land Size:** 501 sqm approx

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



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