

# 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 6 Hedderwick 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 \$2,000,000 & \$2,200,000

### Median sale price

Median price \$1,801,000 Property Type House Suburb Essendon

Period - From 01/04/2021 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	54 Mary St ESSENDON 3040	\$2,200,000	30/04/2021
2	21 Ardoch St ESSENDON 3040	\$2,090,000	19/06/2021
3	55 Hedderwick St ESSENDON 3040	\$1,910,000	07/08/2021

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: 01/10/2021 13:48

6 Hedderwick Street, Essendon Vic 3040



**Rooms:** 5  
**Property Type:** House  
**Land Size:** 616.753 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,000,000 - \$2,200,000  
**Median House Price**  
June quarter 2021: \$1,801,000

## Comparable Properties



**54 Mary St ESSENDON 3040 (REI)**

**Agent Comments**



**Price:** \$2,200,000  
**Method:** Sold Before Auction  
**Date:** 30/04/2021  
**Property Type:** House (Res)



**21 Ardoch St ESSENDON 3040 (REI/VG)**

**Agent Comments**



**Price:** \$2,090,000  
**Method:** Auction Sale  
**Date:** 19/06/2021  
**Property Type:** House (Res)  
**Land Size:** 647 sqm approx



**55 Hedderwick St ESSENDON 3040 (REI)**

**Agent Comments**



**Price:** \$1,910,000  
**Method:** Sold Before Auction  
**Date:** 07/08/2021  
**Property Type:** House (Res)  
**Land Size:** 478 sqm approx

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



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