

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

304/36 Collins Street, Essendon Vic 3040

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$470,000

&

\$490,000

Median sale price

Median price \$485,000

House

Unit

X

Suburb

Essendon

Period - From 01/07/2017

to

30/09/2017

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	112/314 Pascoe Vale Rd ESSENDON 3040	\$510,000	11/05/2017
2	214/36 Collins St ESSENDON 3040	\$500,000	26/08/2017
3	107/16 Leake St ESSENDON 3040	\$480,000	25/09/2017

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.~~



2
 2
 1

Rooms:
Property Type: Apartment
 Agent Comments

Indicative Selling Price

\$470,000 - \$490,000

Median Unit Price

September quarter 2017: \$485,000

Vogue Living Located within the distinguished "Collins & Queen" building, a stroll to North Essendon Village and Mt Alexander Road tram, this ultramodern two bedroom, two bathroom apartment promises a wonderful lifestyle.

Comparable Properties



112/314 Pascoe Vale Rd ESSENDON 3040 (REI)

Agent Comments

2
 2
 1

Price: \$510,000
Method: Private Sale
Date: 11/05/2017
Rooms: 3
Property Type: Apartment



214/36 Collins St ESSENDON 3040 (REI)

Agent Comments

2
 2
 1

Price: \$500,000
Method: Auction Sale
Date: 26/08/2017
Rooms: 5
Property Type: Apartment



107/16 Leake St ESSENDON 3040 (REI)

Agent Comments

2
 2
 1

Price: \$480,000
Method: Private Sale
Date: 25/09/2017
Rooms: -
Property Type: Apartment