

# 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

103 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 \$1,800,000 & \$1,980,000

### Median sale price

Median price \$1,397,500 Property Type House Suburb Essendon

Period - From 13/11/2018 to 12/11/2019 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	65 Roberts St ESSENDON 3040	\$1,950,000	30/06/2019
2	47 Roberts St ESSENDON 3040	\$1,800,000	26/09/2019
3	131 Cooper St ESSENDON 3040	\$1,715,000	19/10/2019

**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: 13/11/2019 06:44



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 976 sqm approx

**Agent Comments**

Brick veneer home on a massive 976sqm allotment in Mar Lodge Estate. East facing house, west facing back yard.

**Indicative Selling Price**

\$1,800,000 - \$1,980,000

**Median House Price**

13/11/2018 - 12/11/2019: \$1,397,500

## Comparable Properties

**65 Roberts St ESSENDON 3040 (VG)**



**Price:** \$1,950,000  
**Method:** Sale  
**Date:** 30/06/2019  
**Property Type:** House (Res)  
**Land Size:** 1012 sqm approx

**Agent Comments**

Superior: Larger Allotment than Hedderwick Street. Inferior: Not part of the Mar Lodge Estate.

**47 Roberts St ESSENDON 3040 (VG)**



**Price:** \$1,800,000  
**Method:** Sale  
**Date:** 26/09/2019  
**Property Type:** House (Res)  
**Land Size:** 1012 sqm approx

**Agent Comments**

Superior: Larger Allotment than Hedderwick Street. Also a larger home with more accomodation and potential for renovation. Inferior: Not part of the Mar Lodge Estate.



**131 Cooper St ESSENDON 3040 (REI)**



**Price:** \$1,715,000  
**Method:** Auction Sale  
**Date:** 19/10/2019  
**Property Type:** House (Res)  
**Land Size:** 749 sqm approx

**Agent Comments**

Superior: Much more appealing period style house. More potential for renovation or move in as it is. Inferior: Smaller allotment and not part of the Mar Lodge Estate.