

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

26 Garnet Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,380,000 Property Type House Suburb Essendon

Period - From 01/10/2018 to 30/09/2019 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	18 Vaynor St, Niddrie, Vic 3042, Australia	\$1,620,000	30/09/2019
2	6 Brian Ct NIDDRIE 3042	\$1,620,000	05/09/2019
3	23 Antares Ct ABERFELDIE 3040	\$1,500,000	30/05/2019

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:

22/11/2019 10:41

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 5
  2
  4

Property Type: House
Land Size: 736 sqm approx

Agent Comments

Twenty year old Edwardian Replica with 4 to 5 bedrooms, 2 bathrooms, open plan living, formal lounge/ dining and an up stairs retreat. There is a four car garage plus double carport at the front for off street convenience - also an above ground swimming pool.

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

Year ending September 2019: \$1,380,000

Comparable Properties

18 Vaynor St, Niddrie, Vic 3042, Australia (REI)

 5
  3
  2

Price: \$1,620,000

Method:

Date: 30/09/2019

Property Type: House

Agent Comments

Similar properties offering the same accommodation. Superior finishes throughout with an added bathroom. Inferior as the property is on a smaller land content with less off street parking.



6 Brian Ct NIDDRIE 3042 (REI/VG)

 4
  3
  4

Price: \$1,620,000

Method: Sold Before Auction

Date: 05/09/2019

Property Type: House (Res)

Land Size: 705 sqm approx

Agent Comments

Superior property as it is a new build and finishes are consistent with the facade of the property being modern. Inferior as the block size is smaller.



23 Antares Ct ABERFELDIE 3040 (REI)

 4
  2
  4

Price: \$1,500,000

Method: Private Sale

Date: 30/05/2019

Rooms: 7

Property Type: House

Land Size: 490 sqm approx

Agent Comments

Property is positioned in a superior location. Inferior finishes throughout home offering smaller land size.