

# 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

8 Amelia Avenue, 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 \$890,000 & \$950,000

### 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 | 47 Loeman St STRATHMORE 3041   | \$950,000 | 19/10/2019   |
| 2 | 19 Lyon St ESSENDON 3040       | \$920,000 | 23/05/2019   |
| 3 | 18 Butler St ESSENDON 3040     | \$900,000 | 13/08/2019   |

**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:

03/12/2019 15:14



**Property Type:** House (Res)

**Land Size:** 470 sqm approx

**Agent Comments**

Clinker-brick classic - the home's inviting interior comprises three bedrooms & one bathroom. Backing onto the bushland surrounds of Five Mile Creek, walking distance to Glenbervie Station & in the Strathmore school zone.

## Comparable Properties

**47 Loeman St STRATHMORE 3041 (REI)**



**Price:** \$950,000

**Method:** Auction Sale

**Date:** 19/10/2019

**Property Type:** House (Res)

**Land Size:** 687 sqm approx

**Agent Comments**

Superior land size - 687m2. Inferior finishes throughout, walking distance to Napier Street shops. Subordinate location - busy street.



**19 Lyon St ESSENDON 3040 (REI/VG)**



**Price:** \$920,000

**Method:** Private Sale

**Date:** 23/05/2019

**Property Type:** House

**Agent Comments**

Superior location and more of a period style facade. Inferior finishes throughout home.



**18 Butler St ESSENDON 3040 (VG)**



**Price:** \$900,000

**Method:** Sale

**Date:** 13/08/2019

**Property Type:** House (Res)

**Land Size:** 486 sqm approx

**Agent Comments**

Superior as the home offers a lovely Californian bungalow style facade. Inferior location - not as close to conveniences.