

# 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

2/6 Oshannassy St, Essendon North Vic 3041

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,395,000

### Median sale price

Median price

\$1,400,000

Property Type

House

Suburb

Essendon North

Period - From

01/01/2023

to

31/12/2023

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	3 Duffy St ESSENDON NORTH 3041	\$1,490,000	16/10/2023
2	25 Oshannassy St ESSENDON NORTH 3041	\$1,430,000	09/02/2024
3	1 Duffy St ESSENDON NORTH 3041	\$1,425,000	06/03/2024

**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:

27/03/2024 14:52



**Property Type:** Townhouse

**Agent Comments**

This is an off the plan project, a development of four townhouses we are currently seeing dwelling 2 off the plan, which consists of the configuration of 3 bed, 3 bath, double car garage. Approx 190sqm

**Indicative Selling Price**

\$1,395,000

**Median House Price**

Year ending December 2023: \$1,400,000

## Comparable Properties



**3 Duffy St ESSENDON NORTH 3041 (REI)**



**Agent Comments**

Comparable property

**Price:** \$1,490,000

**Method:** Private Sale

**Date:** 16/10/2023

**Property Type:** Townhouse (Res)



**25 Oshannassy St ESSENDON NORTH 3041 (REI)**



**Agent Comments**

Same Street, established property, similar accom, larger land

**Price:** \$1,430,000

**Method:** Private Sale

**Date:** 09/02/2024

**Property Type:** House

**Land Size:** 763 sqm approx



**1 Duffy St ESSENDON NORTH 3041 (REI)**



**Agent Comments**

Brand new completed property, 1 extra bedroom, similar finishes, only single car garage

**Price:** \$1,425,000

**Method:** Private Sale

**Date:** 06/03/2024

**Property Type:** House