Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 56a Bradshaw Street, Essendon Vic 3040

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,990,000		&		\$2,180,000			
Median sale p	rice							
Median price	\$1,752,500	Pro	operty Type	Hou	se		Suburb	Essendon
Period - From	01/04/2024	to	31/03/2025		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	5 Arthur St ABERFELDIE 3040	\$2,012,000	28/04/2025
2			
3			

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:

02/06/2025 11:22









Property Type: House Land Size: 391 sqm approx Agent Comments Indicative Selling Price \$1,990,000 - \$2,180,000 Median House Price Year ending March 2025: \$1,752,500

Comparable Properties



 5 Arthur St ABERFELDIE 3040 (REI)
 Agent Comments

 Image: 4
 Image: 3

 4
 Image: 3

Price: \$2,012,000 Method: Private Sale Date: 28/04/2025 Property Type: House Land Size: 396 sqm approx

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.

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propertydata



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