

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb

Period - From to Source

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 | 2/14 Raleigh St ESSENDON 3040 | \$580,000 | 07/09/2018 |
| 2 | 8/7 Flower St ESSENDON 3040 | \$568,000 | 17/11/2018 |
| 3 | 12/36 Fletcher St ESSENDON 3040 | \$542,000 | 01/12/2018 |

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.



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Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$570,000
Median Unit Price
Year ending September 2018: \$510,000

Comparable Properties



2/14 Raleigh St ESSENDON 3040 (REI/VG)

[Agent Comments](#)

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Price: \$580,000
Method: Private Sale
Date: 07/09/2018
Rooms: -
Property Type: Unit



8/7 Flower St ESSENDON 3040 (REI)

[Agent Comments](#)

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Price: \$568,000
Method: Auction Sale
Date: 17/11/2018
Rooms: -
Property Type: Unit



12/36 Fletcher St ESSENDON 3040 (REI)

[Agent Comments](#)

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Price: \$542,000
Method: Auction Sale
Date: 01/12/2018
Rooms: -
Property Type: Unit