

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**9/44 FLETCHER STREET, ESSENDON, VIC**  1  1  1

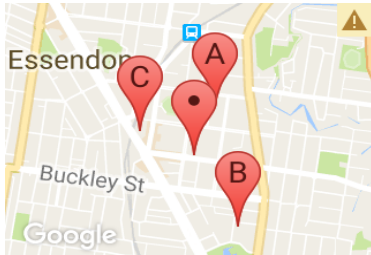
### Indicative Selling Price

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

**\$270,000 to \$290,000**

Provided by: Chauntel Considine, Considine Real Estate

## SUBURB MEDIAN



**ESSENDON, VIC, 3040**

Suburb Median Sale Price (Unit)

**\$460,000**

01 April 2016 to 31 March 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**4/18 SHAFTESBURY ST, ESSENDON, VIC 3040**  1  1  1

Sale Price

**\*\$280,000**

Sale Date: 27/05/2017

Distance from Property: 365m



**5/14 HUTCHESON ST, MOONEE PONDS, VIC**  1  1  1

Sale Price

**\*\$285,000**

Sale Date: 27/03/2017

Distance from Property: 592m



**203/964 MT ALEXANDER RD, ESSENDON, VIC**  1  1  1

Sale Price

**\*\$325,000**

Sale Date: 08/04/2017

Distance from Property: 395m



This report has been compiled on 06/06/2017 by Considine Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

9/44 FLETCHER STREET, ESSENDON, VIC 3040

### Indicative selling price

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

Single Price / Range

\$270,000 to \$290,000

### Median sale price

Median price

\$460,000

House

Unit

X

Suburb

ESSENDON

Period

01 April 2016 to 31 March 2017

Source

pricfinder

### Comparable property sales

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 |
|---|------------|--------------|
| 4/18 SHAFTESBURY ST, ESSENDON, VIC 3040     | *\$280,000 | 27/05/2017   |
| 5/14 HUTCHESON ST, MOONEE PONDS, VIC 3039   | *\$285,000 | 27/03/2017   |
| 203/964 MT ALEXANDER RD, ESSENDON, VIC 3040 | *\$325,000 | 08/04/2017   |