

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

8/18 Gillies Street, Essendon North Vic 3041

Indicative selling price

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

Range between \$395,000

&

\$410,000

Median sale price

Median price \$415,000

Unit X

Suburb Essendon North

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/7 Royal Av ESSENDON NORTH 3041	\$430,000	13/05/2017
2/7 Fawkner St ABERFELDIE 3040	\$405,000	24/03/2017
4/262 Buckley St ESSENDON 3040	\$395,000	01/02/2017