

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	201/201 Buckley St ESSENDON 3040	\$365,500	13/07/2019
2	1/11 Fitzgerald Rd ESSENDON 3040	\$330,000	15/06/2019
3	15/160 Napier St ESSENDON 3040	\$315,000	01/04/2019

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.



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$349,000

Median Unit Price

Year ending June 2019: \$550,500

Comparable Properties



201/201 Buckley St ESSENDON 3040 (REI)

Agent Comments



Price: \$365,500
Method: Auction Sale
Date: 13/07/2019
Rooms: -
Property Type: Apartment



1/11 Fitzgerald Rd ESSENDON 3040 (REI)

Agent Comments



Price: \$330,000
Method: Auction Sale
Date: 15/06/2019
Rooms: -
Property Type: Unit



15/160 Napier St ESSENDON 3040 (VG)

Agent Comments



Price: \$315,000
Method: Sale
Date: 01/04/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)