

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

Single price \$715,000

Median sale price

Median price \$515,000 House Unit X Suburb or locality Essendon

Period - From August 2018 to August 2018 Source realestate.com.au

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
1. 2/243 Pascoe Vale Road, Essendon VIC 3040 (10m)	\$665,500	14 Jun 2018
2. 1/181-183 Buckley Street, Essendon VIC 3040 (1.9km)	\$725,000	29 May 2018
3. 7/26 Winifred Street, Essendon VIC 3040 (1.8km)	\$725,000	29 Mar 2018