

## 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](http://consumer.vic.gov.au/underquoting)

Single price \$715,000

#### Median sale price

Median price \$502,000 House  Unit X Suburb or locality Essendon

Period - From October 2018 to October 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. See below                                       | \$        |              |
| 3. See below                                       | \$        |              |

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.