



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

8/213 Buckley Street, Essendon, VIC 3040

INDICATIVE SELLING PRICE

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

Single Price \$440,000

MEDIAN SALE PRICE

Median price \$472,500 | Unit | Essendon (3040)

Period - From 27 November 2017 to 26 November 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
204/40 COLLINS STREET, ESSENDON VIC 3040	\$470,000	06/09/2018
503/316 PASCOE VALE ROAD, ESSENDON VIC 3040	\$479,000	19/07/2018
305/316 PASCOE VALE ROAD, ESSENDON VIC 3040	\$445,500	18/05/2018