



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

23A King Street, Essendon, VIC 3040

INDICATIVE SELLING PRICE

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

Range Between \$1,250,000 & \$1,400,000

MEDIAN SALE PRICE

Median price \$1,399,500 | House | Essendon (3040)

Period - From 16 April 2017 to 16 April 2018 | Source - <https://www.realestate.com.au/neighbourhoods/>

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
52 MURIEL STREET, NIDDRIE VIC 3042	\$1,310,000	04/11/2018
27 SHERBOURNE STREET, ESSENDON VIC 3040	\$1,275,000	21/10/2017
79 MARKET STREET, ESSENDON VIC 3040	\$1,269,000	14/10/2017