



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

17/146-148 Cooper Street, Essendon, VIC 3040

INDICATIVE SELLING PRICE

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

Single Price \$495,000

MEDIAN SALE PRICE

Median price \$485,000 | House | Essendon (3040)

Period - From 25 May 2017 to 25 May 2018 | Source - realestate.com

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
12/11 GLASS STREET, ESSENDON VIC 3040	\$520,000	14/03/2018
307/324 PASCOE VALE ROAD, ESSENDON VIC 3040	\$620,000	04/06/2018
2/324 PASCOE VALE ROAD, ESSENDON VIC 3040	\$545,000	03/08/2018