



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

104/201 Buckley Street, Essendon, VIC 3040

INDICATIVE SELLING PRICE

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

Range Between \$280,000 & \$300,000

MEDIAN SALE PRICE

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

Period - From 19 July 2017 to 25 July 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
12/50 RICHARDSON STREET, ESSENDON VIC 3040	\$325,000	20/04/2018
203/314 PASCOE VALE ROAD, ESSENDON VIC 3040	\$355,000	18/04/2018
107/1044-1046 MT ALEXANDER ROAD, ESSENDON VIC 3040	\$340,000	03/08/2018