

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8/29 RALEIGH STREET, ESSENDON, VIC 🕮 1 😓 1 😓 1







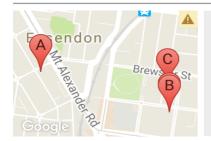
Indicative Selling Price

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

Single Price: \$289,890

Provided by: Andrew Pennisi, Pennisi Real Estate

MEDIAN SALE PRICE



ESSENDON, VIC, 3040

Suburb Median Sale Price (Unit)

\$475,000

01 October 2017 to 31 December 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



10/30 RICHARDSON ST, ESSENDON, VIC 3040 🖾 1







Sale Price

*\$291,000

Sale Date: 01/07/2017

Distance from Property: 882m





9/29 RALEIGH ST, ESSENDON, VIC 3040







Sale Price

**\$305,000

Sale Date: 04/05/2017

Distance from Property: 15m





4/18 SHAFTESBURY ST, ESSENDON, VIC 3040







Sale Price

*\$280,000

Sale Date: 27/05/2017

Distance from Property: 175m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	8/29 RALEIGH STREET, ESSENDON, VIC 3040
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Indicative selling price

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

Single Price:	\$289,890	

Median sale price

Median price	\$475,000	House		Unit	X	Suburb	ESSENDON
Period	01 October 2017 to 31 December 2017			Sou	rce	p	ricefinder

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
10/30 RICHARDSON ST, ESSENDON, VIC 3040	*\$291,000	01/07/2017
9/29 RALEIGH ST, ESSENDON, VIC 3040	**\$305,000	04/05/2017
4/18 SHAFTESBURY ST, ESSENDON, VIC 3040	*\$280,000	27/05/2017