

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 22 Ruby Street, Essendon West 3040

Indicative selling price

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

Single price \$1,039,000

Median sale price

Median price \$1,190,000 House ☒ Suburb Essendon West

Period - From 1/1/19 to 31/3/19

Source REIV propertydata.com.au/RPData/Core
Logic

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
1. 19 Coghlan Street, Niddrie	\$985,000	23/2/19
2. 79 Deakin Street, Essendon	\$1,050,000	20/12/18
3. 20 Prospect Street, Essendon West	\$1,000,000	16/11/18

Property data source: REIV propertydata.com.au/RPData/CoreLogic. Generated on 6 April 2019