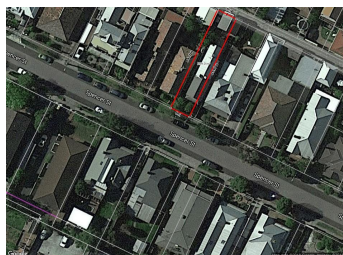


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 SPENCER STREET, ESSENDON, VIC

4 2 1

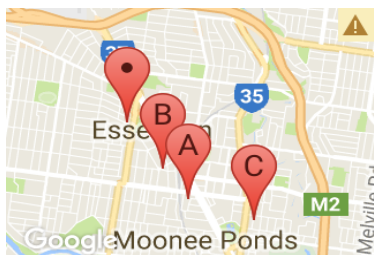
Indicative Selling Price

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

Single Price: \$1,200,000

Provided by: Andrew Pennisi, Pennisi Real Estate

MEDIAN SALE PRICE



ESSENDON, VIC, 3040

Suburb Median Sale Price (House)

\$1,325,000

01 April 2017 to 31 March 2018

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.



8 BLOOM ST, MOONEE PONDS, VIC 3039

3 1 -

Sale Price

\$1,180,000

Sale Date: 21/10/2017

Distance from Property: 1.4km



7 SHAMROCK ST, ESSENDON, VIC 3040

3 1 1

Sale Price

\$1,275,000

Sale Date: 18/11/2017

Distance from Property: 811m



16 PRIMROSE ST, MOONEE PONDS, VIC 3039

3 2 1

Sale Price

\$1,420,000

Sale Date: 11/11/2017

Distance from Property: 2.2km



This report has been compiled on 11/04/2018 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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 SPENCER STREET, ESSENDON, VIC 3040

Indicative selling price

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

Single Price:

\$1,200,000

Median sale price

Median price

\$1,325,000

House

X

Unit

Suburb

ESSENDON

Period

01 April 2017 to 31 March 2018

Source



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
8 BLOOM ST, MOONEE PONDS, VIC 3039	\$1,180,000	21/10/2017
7 SHAMROCK ST, ESSENDON, VIC 3040	\$1,275,000	18/11/2017
16 PRIMROSE ST, MOONEE PONDS, VIC 3039	\$1,420,000	11/11/2017