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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 37 ROBERTS STREET, ESSENDON VIC 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,200,000

### Median sale price

Median price \$1,500,000

House x

Suburb ESSENDON

Period - From 01.01.2019 to 31.03.2019

Source REIV [propertydata.com.au/RPData/CoreLogic](http://propertydata.com.au/RPData/CoreLogic)

### 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. 46 Roberts Street, Essendon	\$2,050,000	09/02/2019
2. 30 Hedderwick Street, Essendon	\$2,000,000	20/02/2019
3. 7 Cooper Street, Essendon	\$2,010,000	04/02/2019

Property data source: REIV [propertydata.com.au/RPData/CoreLogic](http://propertydata.com.au/RPData/CoreLogic). Generated on 25 May 2019.