

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11/48 SCOTT STREET, ESSENDON, VIC







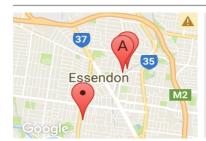
Indicative Selling Price

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

Single Price: \$269,890

Provided by: Andrew Pennisi, Pennisi Real Estate

MEDIAN SALE PRICE



ESSENDON, VIC, 3040

Suburb Median Sale Price (Unit)

\$643,500

01 July 2017 to 30 September 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.



78-80 ARGYLE ST, MOONEE PONDS, VIC







Sale Price

*\$262,000

Sale Date: 24/06/2017

Distance from Property: 887m



7/156 NAPIER ST, ESSENDON, VIC 3040







Sale Price

Price Withheld

Sale Date: 20/07/2017

Distance from Property: 1.7km





4/8 GLASS ST, ESSENDON, VIC 3040







Sale Price

*\$275,000

Sale Date: 04/09/2017

Distance from Property: 1.9km



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	11/48 SCOTT 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:	\$269,890

Median sale price

Median price	\$643,500	House	Unit)	X	Suburb	ESSENDON
Period	01 July 2017 to 30 September 2017		Source	e	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
78-80 ARGYLE ST, MOONEE PONDS, VIC 3039	*\$262,000	24/06/2017
7/156 NAPIER ST, ESSENDON, VIC 3040	Price Withheld	20/07/2017
4/8 GLASS ST, ESSENDON, VIC 3040	*\$275,000	04/09/2017

