

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11/48 SCOTT STREET, ESSENDON, VIC

1 1 1

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

1 1 -

Sale Price

***\$262,000**

Sale Date: 24/06/2017

Distance from Property: 887m



7/156 NAPIER ST, ESSENDON, VIC 3040

1 1 1

Sale Price

Price Withheld

Sale Date: 20/07/2017

Distance from Property: 1.7km



4/8 GLASS ST, ESSENDON, VIC 3040

1 1 1

Sale Price

***\$275,000**

Sale Date: 04/09/2017

Distance from Property: 1.9km



This report has been compiled on 02/10/2017 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2017 - 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

11/48 SCOTT STREET, ESSENDON, VIC 3040

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



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