



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**8/78 Richardson Street,  
ESSENDON 3040**

Unit

2 beds

1 baths

### Indicative selling price

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

**Single price \$485,000**

### Median sale price

Median **Unit** for **ESSENDON** for period **Aug 2017 - Feb 2018**

Sourced from **REIV**.

**\$540,000**

### 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 the most comparable to the property for sale.

**10/7 Willow Street,**  
Essendon 3040

**Price \$478,000** Sold 17  
February 2018

**13/31 Leslie Road,**  
Essendon 3040

**Price \$517,000** Sold 16  
February 2018

**8/12 Schofield Street,**  
Essendon 3040

**Price \$472,500** Sold 06 April  
2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

### Frank Dowling Real Estate

1047 Mt Alexander Road,  
Essendon VIC 3040

### Contact agents



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 **Frank Dowling**