

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 3/5-9 Grice Crescent, Essendon 3040

Indicative selling price

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

Range between \$395,000 & \$430,000

Median sale price

Median price \$485,000

Unit



Suburb

Essendon

Period - From 1/7/18

to 30/9/18

Source

REIV propertydata.com.au/RPData/Core
Logic

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. 2/78 Richardson Street, Essendon	\$460,000	20/10/18
2. 4/23 Daisy Street, Essendon	\$390,000	20/10/18
3. 6/5-9 Grice Crescent, Essendon	\$435,000	22/9/18

Property data source: REIV propertydata.com.au/RPData/CoreLogic. Generated on 1 November 2018.