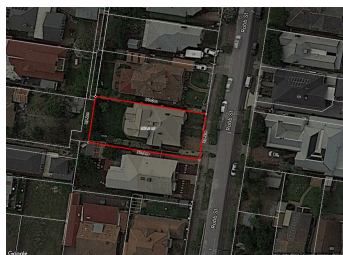


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**54 ROBB STREET, ESSENDON, VIC 3040**

3 - -

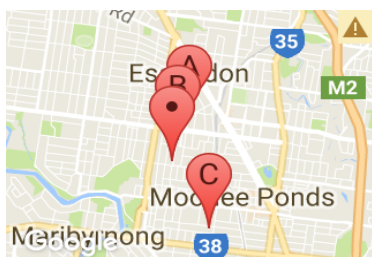
### Indicative Selling Price

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

Single Price: **\$1,800,000**

Provided by: Andrew Pennisi, Pennisi Real Estate

## MEDIAN SALE PRICE



**ESSENDON, VIC, 3040**

Suburb Median Sale Price (House)

**\$1,330,000**

01 October 2016 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.



**16 MCPHAIL ST, ESSENDON, VIC 3040**

2 2 1

Sale Price

**\$2,000,000**

Sale Date: 05/08/2017

Distance from Property: 627m



**15 ROBB ST, ESSENDON, VIC 3040**

3 1 1

Sale Price

**\$1,620,000**

Sale Date: 22/07/2017

Distance from Property: 305m



**55 EGLINTON ST, MOONEE PONDS, VIC 3039**

3 3 2

Sale Price

**\$1,851,000**

Sale Date: 05/06/2017

Distance from Property: 1.1km



This report has been compiled on 30/11/2017 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

54 ROBB 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:

\$1,800,000

Median sale price

Median price

\$1,330,000

House

X

Unit


Suburb

ESSENDON

Period

01 October 2016 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
16 MCPHAIL ST, ESSENDON, VIC 3040	\$2,000,000	05/08/2017
15 ROBB ST, ESSENDON, VIC 3040	\$1,620,000	22/07/2017
55 EGLINTON ST, MOONEE PONDS, VIC 3039	\$1,851,000	05/06/2017