

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 3/149-151 Roberts Street, Essendon 3040

Indicative selling price

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

Range between \$630,000 & \$680,000

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. 38 Carrington Road, Niddrie | \$720,000 | 13/10/18 |
| 2. 4C Mary Street, Essendon | \$720,000 | 11/10/18 |
| 3. 1/933-935 Mt Alexander Road, Essendon | \$694,000 | 7/7/18 |

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