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Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$450,000
Median Unit Price
December quarter 2017: \$540,000

Comparable Properties



5/4 Combermere St ABERFELDIE 3040 (REI) **Agent Comments**

2 1 1

Price: \$485,000
Method: Auction Sale
Date: 25/11/2017
Rooms: -
Property Type: Unit



22/508-510 Moreland Rd BRUNSWICK WEST 3055 (REI) **Agent Comments**

2 1 2

Price: \$459,000
Method: Auction Sale
Date: 09/12/2017
Rooms: 3
Property Type: Unit



5/7 Violet St ESSENDON 3040 (REI) **Agent Comments**

2 1 1

Price: \$450,000
Method: Auction Sale
Date: 09/12/2017
Rooms: 4
Property Type: Unit

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode 12/37 Grice Crescent, Essendon Vic 3040

Indicative selling price

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

Single price \$450,000

Median sale price

Median price \$540,000

House

Unit

X

Suburb Essendon

Period - From 01/10/2017

to 31/12/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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 5/4 Combermere St ABERFELDIE 3040	\$485,000	25/11/2017
2 22/508-510 Moreland Rd BRUNSWICK WEST 3055	\$459,000	09/12/2017
3 5/7 Violet St ESSENDON 3040	\$450,000	09/12/2017

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~