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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

38 & 38A Ardoch Street, Essendon 3040

### Indicative selling price

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

Single price

\$1,075,000

### Median sale price

Median price

\$1,500,000

House



Suburb

Essendon

Period - From

1/1/19

to

31/3/19

Source

REIV propertydata.com.au/RPData/Core  
Logic

### Comparable property sales

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.

Property data source: REIV propertydata.com.au/RPData/CoreLogic. Generated on 17 April 2019.