

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**32A Waverley Street,  
ESSENDON 3040**

Unit

  
**3 beds**

  
**2 baths**

  
**2 parking**

### Indicative selling price

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

**Range from \$730,000 - \$800,000**

### Median sale price

Median **Unit** for **ESSENDON** for period **Jan 2017 - Mar 2017**  
Sourced from **REIV**.

**\$463,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**51A Waverley Street,**  
Essendon 3040

**Price \$780,000** Sold 09 March 2017

**8/899 Mt Alexander Road,**  
ESSENDON 3040

**Price \$878,500** Sold 18 March 2017

**237 Keilor Road,**  
Essendon 3040

**Price \$720,000** Sold 08 April 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

### Contact agents

 **Christian Lonzi**

03 9379 4833  
0403 344 279  
[christian@frankdowling.com.au](mailto:christian@frankdowling.com.au)

### Frank Dowling Real Estate

1047 Mt Alexander Road,  
Essendon VIC 3040