



## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 17 Cooke Street, ESSENDON 3040

House



3 beds



1 baths



1 parking

### Indicative selling price

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

**Range \$1,400,000 -  
\$1,500,000**

### Median sale price

Median **House** for **ESSENDON** for period **Aug 2019 - Oct 2019**  
Sourced from **Real Estate.com.au**.

**\$1,367,000**

### 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 the most comparable to the property for sale.

**24 Cooke Street,**  
Essendon 3040

Price **\$1,590,000** Sold 15  
July 2019

**12 Fuller Street,**  
Essendon 3040

Price **\$1,495,000** Sold 21  
October 2019

**29 Ameila Ave,**  
Essendon 3040

Price **\$1,350,000** Sold 12  
June 2019

This Statement of Information was prepared on 6th Nov 2019

### Additional Information

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 Real Estate.com.au.

### Frank Dowling Real Estate

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### Contact agents



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 **Frank Dowling**  
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