

Statement of Information

Sections 47AF of the Estate Agents Act 1980

24 Cooke Street,
ESSENDON 3040

Indicative selling price

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

Range \$1,550,000 - \$1,600,000

Median sale price

Median **House** for **ESSENDON** for period **Apr 2019 - May 2019**

Sourced from **Real Estate.com.au**.

\$1,455,000

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.

54 Bradshaw Street,
Essendon 3040

Price \$1,635,000 Sold 14
February 2019

141 Deakin Street,
Essendon 3040

Price \$1,610,000 Sold 09
April 2019

129 Hedderwick Street,
Essendon 3040

Price \$1,850,000 Sold 13
April 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.

House



3 beds



2 baths



1 parking

Frank Dowling Real Estate

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Contact agents



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 **Frank Dowling**
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