

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

42 Fitzgerald Road,  
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 from \$ 900,000 - \$ 990,000**

### Median sale price

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

**\$ 1,470,000**

### 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.

**36 Primrose Street,**  
Moonee Ponds 3039

**Price \$ 1,065,000** Sold 10 December 2016

**20 Grice Street,**  
Essendon 3040

**Price \$ 970,000** Sold 12 December 2016

**6 Lethbridge Street,**  
Moonee Ponds 3039

**Price \$ 1,143,000** Sold 03 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

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### Frank Dowling Real Estate

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