

STATEMENT OF INFORMATION

7/20 FITZGERALD ROAD, ESSENDON, VIC 3040

PREPARED BY MAURICE MOSCHINI, MADDISON ESTATE AGENTS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7/20 FITZGERALD ROAD, ESSENDON, VIC 2 1 1

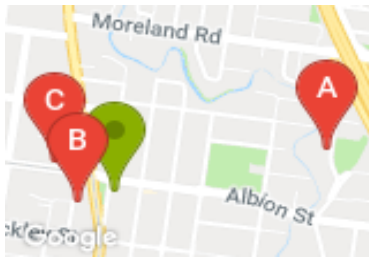
Indicative Selling Price

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

Single Price: \$400,000

Provided by: Maurice Moschini, Maddison Estate Agents

MEDIAN SALE PRICE



ESSENDON, VIC, 3040

Suburb Median Sale Price (Unit)

\$460,000

01 April 2018 to 31 March 2019

Provided by: pricefinder

COMPARABLE PROPERTIES

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 most comparable to the property for sale.



23/13 HOPETOUN AVE, BRUNSWICK WEST, 2 1 1

Sale Price

***\$387,500**

Sale Date: 23/02/2019

Distance from Property: 710m



2/10 LOEMAN ST, ESSENDON, VIC 3040 2 1 1

Sale Price

****\$420,000**

Sale Date: 18/02/2019

Distance from Property: 122m



3/12 FLETCHER ST, ESSENDON, VIC 3040 3 1 1

Sale Price

\$398,000

Sale Date: 17/11/2018

Distance from Property: 220m



This report has been compiled on 01/04/2019 by Maddison Estate Agents. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

7/20 FITZGERALD ROAD, ESSENDON, VIC 3040

Indicative selling price

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

Single Price:

\$400,000

Median sale price

Median price

\$460,000

House

Unit

X

Suburb

ESSENDON

Period

01 April 2018 to 31 March 2019

Source


pricfinder

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 most comparable to the property for sale.

Address of comparable property

Price

Date of sale

23/13 HOPETOUN AVE, BRUNSWICK WEST, VIC 3055	*\$387,500	23/02/2019
2/10 LOEMAN ST, ESSENDON, VIC 3040	**\$420,000	18/02/2019
3/12 FLETCHER ST, ESSENDON, VIC 3040	\$398,000	17/11/2018