

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



38 HODDLE STREET, ESSENDON, VIC

4 2 2

Indicative Selling Price

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

Single Price: \$1,850,000

Provided by: Andrew Pennisi, Pennisi Real Estate

MEDIAN SALE PRICE



ESSENDON, VIC, 3040

Suburb Median Sale Price (House)

\$1,400,000

01 January 2017 to 30 June 2017

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.



18 HODDLE ST, ESSENDON, VIC 3040

3 1 1

Sale Price

\$1,870,000

Sale Date: 18/03/2017

Distance from Property: 233m



44 SALMON AVE, ESSENDON, VIC 3040

3 2 2

Sale Price

***\$1,926,000**

Sale Date: 20/05/2017

Distance from Property: 1.3km



26 BREWSTER ST, ESSENDON, VIC 3040

3 2 4

Sale Price

\$1,965,000

Sale Date: 04/03/2017

Distance from Property: 269m



This report has been compiled on 04/09/2017 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

38 HODDLE STREET, ESSENDON, VIC 3040

Indicative selling price

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

Single Price:

\$1,850,000

Median sale price

Median price

\$1,400,000

House

X

Unit


Suburb

ESSENDON

Period

01 January 2017 to 30 June 2017

Source



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
18 HODDLE ST, ESSENDON, VIC 3040	\$1,870,000	18/03/2017
44 SALMON AVE, ESSENDON, VIC 3040	*\$1,926,000	20/05/2017
26 BREWSTER ST, ESSENDON, VIC 3040	\$1,965,000	04/03/2017