

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



38 HODDLE STREET, ESSENDON, VIC







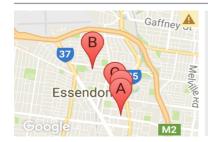
Indicative Selling Price

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







Sale Price

\$1,870,000

Sale Date: 18/03/2017

Distance from Property: 233m





44 SALMON AVE, ESSENDON, VIC 3040









Sale Price

*\$1,926,000

Sale Date: 20/05/2017

Distance from Property: 1.3km





26 BREWSTER ST, ESSENDON, VIC 3040







Sale Price

\$1,965,000

Sale Date: 04/03/2017

Distance from Property: 269m



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
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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	p	ricefinder

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

