



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**5/3 Forbes Street,  
ESSENDON 3040**

Unit



2 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 \$450,000 - \$490,000**

### Median sale price

Median **Unit** for **ESSENDON** for period **Apr 2018 - Aug 2018**

Sourced from **REIV**.

**\$446,000**

### 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.

**2/19 Fletcher Street,**  
Essendon 3040

Price **\$445,000** Sold 30 June  
2018

**3/140 Hoffmans Road,**  
Essendon 3040

Price **\$454,500** Sold 16 June  
2018

**1/10 Ardoch Street,**  
Essendon 3040

Price **\$489,500** Sold 06  
April 2018

### 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 REIV.

### Frank Dowling Real Estate

1047 Mt Alexander Road,  
Essendon VIC 3040

### Contact agents



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 **Frank Dowling**  
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