

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**16 BERYL STREET, ESSENDON WEST, VIC**  4  2  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$1,400,000**

Provided by: Andrew Pennisi, Pennisi Real Estate

## MEDIAN SALE PRICE



**ESSENDON WEST, VIC, 3040**

Suburb Median Sale Price (House)

**\$1,052,000**

01 October 2016 to 30 September 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.



**10 BERYL ST, ESSENDON WEST, VIC 3040**

 3  1  2

Sale Price

**\*\$1,390,000**

Sale Date: 24/06/2017

Distance from Property: 54m



**7 GARNET ST, ESSENDON WEST, VIC 3040**

 3  1  2

Sale Price

**\$1,305,000**

Sale Date: 20/05/2017

Distance from Property: 386m



**2 DIAMOND ST, ESSENDON WEST, VIC**

 3  1  1

Sale Price

**\*\$1,406,000**

Sale Date: 13/05/2017

Distance from Property: 415m



This report has been compiled on 05/10/2017 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

Property offered for sale

Address  
Including suburb and  
postcode

16 BERYL STREET, ESSENDON WEST, VIC 3040

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$1,400,000

Median sale price

Median price

\$1,052,000

House

X

Unit


Suburb

ESSENDON WEST

Period

01 October 2016 to 30 September 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
10 BERYL ST, ESSENDON WEST, VIC 3040	*\$1,390,000	24/06/2017
7 GARNET ST, ESSENDON WEST, VIC 3040	\$1,305,000	20/05/2017
2 DIAMOND ST, ESSENDON WEST, VIC 3040	*\$1,406,000	13/05/2017