

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 BERYL STREET, ESSENDON WEST, VIC 4 🕒 2 🚓 2







Indicative Selling Price

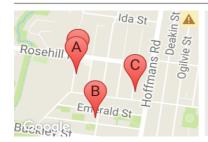
For the meaning of this price see consumer.vic.au/underquoting

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







Sale Price

*\$1,390,000

Sale Date: 24/06/2017

Distance from Property: 54m





7 GARNET ST, ESSENDON WEST, VIC 3040









Sale Price

\$1,305,000

Sale Date: 20/05/2017

Distance from Property: 386m





2 DIAMOND ST, ESSENDON WEST, VIC



Sale Price

*\$1.406.000

Sale Date: 13/05/2017

Distance from Property: 415m



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
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Indicative selling price

For the meaning of this price see 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	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
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

