

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**0/37 GRICE CRESCENT, ESSENDON, VIC**

2 1 1

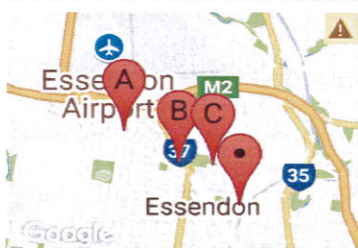
**Indicative Selling Price**

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

**Single Price: \$399,000**

Provided by: Teresa Soliman, Pennisi Real Estate

## MEDIAN SALE PRICE



**ESSENDON, VIC, 3040**

**Suburb Median Sale Price (Unit)**

**\$426,250**

01 January 2017 to 31 March 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.



**5/8 KEAM ST, ESSENDON NORTH, VIC 3041**

2 1 1

**Sale Price**

**\*\$485,000**

Sale Date: 27/05/2017

Distance from Property: 1.9km



**5/15 BULLA RD, ESSENDON NORTH, VIC 3041**

2 1 1

**Sale Price**

**\*\$415,500**

Sale Date: 22/04/2017

Distance from Property: 1.1km



**5/28 WARNER ST, ESSENDON, VIC 3040**

2 1 1

**Sale Price**

**\$408,000**

Sale Date: 20/01/2017

Distance from Property: 709m



This report has been compiled on 24/06/2017 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

8/37 GRICE CRESCENT, ESSENDON, 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:

\$399,000

### Median sale price

Median price

\$426,250

House

Unit

X

Suburb

ESSENDON

Period

01 January 2017 to 31 March 2017

Source

pricefinder

### 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
5/8 KEAM ST, ESSENDON NORTH, VIC 3041	*\$485,000	27/05/2017
5/15 BULLA RD, ESSENDON NORTH, VIC 3041	*\$415,500	22/04/2017
5/28 WARNER ST, ESSENDON, VIC 3040	\$408,000	20/01/2017