

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



37 ORANGE GROVE, ESSENDON NORTH,  **3**  **1**  **1**

Indicative Selling Price

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

Single Price: **\$799,000**

Provided by: Teresa Soliman, Pennisi Real Estate

MEDIAN SALE PRICE



ESSENDON NORTH, VIC, 3041

Suburb Median Sale Price (Unit)

\$697,000

01 July 2017 to 30 September 2017

Provided by: 

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.



3/16 HODDLE ST, ESSENDON, VIC 3040

 **3**  **1**  **1**

Sale Price

\$790,000

Sale Date: 23/01/2017

Distance from Property: 2.4km



32 WAVERLEY ST, ESSENDON, VIC 3040

 **3**  **2**  **2**

Sale Price

***\$806,000**

Sale Date: 03/06/2017

Distance from Property: 2km



12 THELMA AVE, ESSENDON NORTH, VIC

 **3**  **2**  **2**

Sale Price

\$812,000

Sale Date: 29/04/2017

Distance from Property: 1.1km



This report has been compiled on 05/10/2017 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2017 - 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

37 ORANGE GROVE, ESSENDON NORTH, VIC 3041

Indicative selling price

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

Single Price:

\$799,000

Median sale price

Median price

\$697,000

House

Unit

X


Suburb

ESSENDON NORTH

Period

01 July 2017 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
3/16 HODDLE ST, ESSENDON, VIC 3040	\$790,000	23/01/2017
32 WAVERLEY ST, ESSENDON, VIC 3040	*\$806,000	03/06/2017
12 THELMA AVE, ESSENDON NORTH, VIC 3041	\$812,000	29/04/2017