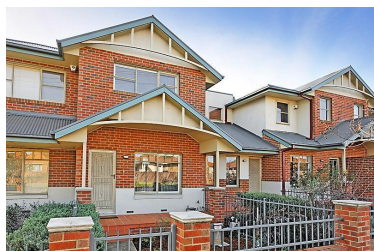


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/348 BUCKLEY STREET, ESSENDON, VIC  3  1  1

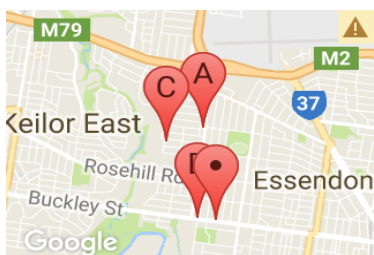
Indicative Selling Price

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

Single Price: **\$800,000**

Provided by: Andrew Pennisi, Pennisi Real Estate

MEDIAN SALE PRICE



ESSENDON, VIC, 3040

Suburb Median Sale Price (Unit)

\$465,000

01 October 2016 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.



1 CRESPIAN ST, NIDDRIE, VIC 3042

 3  2  2

Sale Price

***\$829,000**

Sale Date: 21/09/2017

Distance from Property: 1.3km



1/372 BUCKLEY ST, ESSENDON, VIC 3040

 3  2  2

Sale Price

\$805,000

Sale Date: 20/05/2017

Distance from Property: 232m



2 ALBERT ST, NIDDRIE, VIC 3042

 3  2  1

Sale Price

\$811,000

Sale Date: 13/06/2017

Distance from Property: 1.3km



This report has been compiled on 20/10/2017 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

2/348 BUCKLEY STREET, ESSENDON, VIC 3040

Indicative selling price

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

Single Price:

\$800,000

Median sale price

Median price

\$465,000

House

X

Unit


Suburb

ESSENDON

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
1 CRESPIN ST, NIDDRIE, VIC 3042	*\$829,000	21/09/2017
1/372 BUCKLEY ST, ESSENDON, VIC 3040	\$805,000	20/05/2017
2 ALBERT ST, NIDDRIE, VIC 3042	\$811,000	13/06/2017