

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

7 Garnet 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)

Range between \$1,400,000

&

\$1,500,000

#### Median sale price

Median price \$1,307,250

House

X

Unit

Suburb Essendon West

Period - From 01/07/2017

to

30/06/2018

Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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	102 Hoffmans Rd ESSENDON 3040	\$1,500,000	28/02/2018
2	23 Nimmo St ESSENDON 3040	\$1,411,000	02/06/2018
3	16 Emerald St ESSENDON WEST 3040	\$1,405,000	24/03/2018

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

7 Garnet Street, Essendon West Vic 3040



3 1 2

**Rooms:**  
**Property Type:** House  
**Land Size:** 883 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median House Price**  
Year ending June 2018: \$1,307,250

## Comparable Properties



**102 Hoffmans Rd ESSENDON 3040 (REI/VG)**

**Agent Comments**

4 2 4

**Price:** \$1,500,000  
**Method:** Sold Before Auction  
**Date:** 28/02/2018  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 810 sqm approx



**23 Nimmo St ESSENDON 3040 (REI)**

**Agent Comments**

3 1 1

**Price:** \$1,411,000  
**Method:** Auction Sale  
**Date:** 02/06/2018  
**Rooms:** -  
**Property Type:** House (Res)



**16 Emerald St ESSENDON WEST 3040 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,405,000  
**Method:** Auction Sale  
**Date:** 24/03/2018  
**Rooms:** -  
**Property Type:** House (Res)