

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

1/40 Forrester Street,  
ESSENDON 3040

### Indicative selling price

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

**Single price \$1,300,000**

### Median sale price

Median **House** for **ESSENDON** for period **Jul 2018 - Oct 2018**

Sourced from **REIV**.

**\$1,700,000**

### 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 the most comparable to the property for sale.

**103 McPherson Street,**  
Essendon 3040

**Price \$1,400,000** Sold 07  
September 2018

**18a Emerald Street,**  
Essendon West 3040

**Price \$1,450,000** Sold 01  
September 2018

**13 Diamond Street,**  
Essendon West 3040

**Price \$1,315,000** Sold 17  
November 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

House

4 beds

3 baths

1 parking

#### Frank Dowling Real Estate

1047 Mt Alexander Road,  
Essendon VIC 3040

#### Contact agents



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