



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**13 Levien Street,
ESSENDON 3040**

House



4 beds



2 baths



1 parking

Indicative selling price

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

**Range from \$1,900,000 -
\$2,090,000**

Median sale price

Median **House** for **ESSENDON** for period **Jul 2017 - Sep 2017**
Sourced from **REIV**.

\$1,400,000

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.

5 St Kinnord Street, Price **\$2,170,000** Sold 23 September 2017
Aberfeldie 3040

10 Mc Cracken Street, Price **\$2,000,000** Sold 11 October 2017
Essendon 3040

11 Banchory Street, Price **\$2,165,000** Sold 12 August 2017
Essendon 3040

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.

Contact agents

 **Christian Lonzi**

03 9379 4833
0403 344 279
christian@frankdowling.com.au

 Frank Dowling

Frank Dowling Real Estate

1047 Mt Alexander Road,
Essendon VIC 3040