



## STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne metropolitan area.

### Sections 47AF of the *Estate Agents Act 1980*

Property Address

11 Graves St, Essendon VIC 3040

### Indicative selling price

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

Range Between

\$2,200,000

&

\$2,420,000

### Median sale price

Median Price

\$1,750,000

House

X

Suburb:

ESSENDON

Period From

01/02/2023

to

31/01/2024

Source:

PropTrack

### Comparable property sales

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.