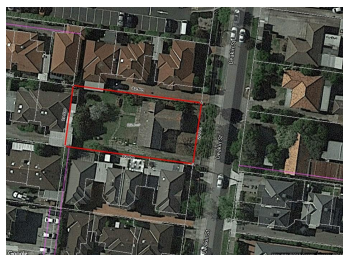


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



159 DEAKIN STREET, ESSENDON, VIC

2 1 2

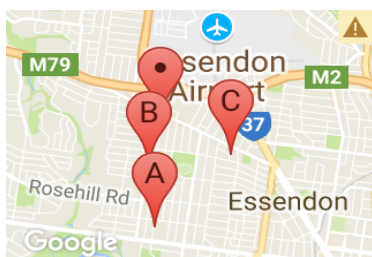
Indicative Selling Price

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

Single Price: \$1,500,000

Provided by: Teresa Soliman, Pennisi Real Estate

MEDIAN SALE PRICE



ESSENDON, VIC, 3040

Suburb Median Sale Price (House)

\$1,330,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

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.



22 OGILVIE ST, ESSENDON, VIC 3040

5 2 2

Sale Price

***\$1,795,000**

Sale Date: 09/12/2017

Distance from Property: 1.5km



102 HOFFMANS RD, ESSENDON, VIC 3040

4 2 4

Sale Price

***\$1,500,000**

Sale Date: 03/03/2018

Distance from Property: 648m



6 CUDMORE ST, ESSENDON, VIC 3040

3 1 2

Sale Price

\$1,570,000

Sale Date: 03/03/2018

Distance from Property: 1km



This report has been compiled on 23/05/2018 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2018 - 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

159 DEAKIN STREET, ESSENDON, VIC 3040

Indicative selling price

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

Single Price:

\$1,500,000

Median sale price

Median price

\$1,330,000

House

X

Unit

Suburb

ESSENDON

Period

01 April 2017 to 31 March 2018

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
22 OGILVIE ST, ESSENDON, VIC 3040	*\$1,795,000	09/12/2017
102 HOFFMANS RD, ESSENDON, VIC 3040	*\$1,500,000	03/03/2018
6 CUDMORE ST, ESSENDON, VIC 3040	\$1,570,000	03/03/2018