

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

12/82 Raleigh Street,  
ESSENDON 3040

### Indicative selling price

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

**Range \$630,000 - \$680,000**

### Median sale price

Median **Unit** for **ESSENDON** for period **Oct 2017 - Feb 2018**

Sourced from **REIV**.

**\$540,000**

### 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.

**303/324 Pascoe Vale Road,**  
Essendon 3040

**Price \$620,000** Sold 18  
January 2018

**10/6 Sturt Street,**  
Essendon 3040

**Price \$622,500** Sold 12  
September 2017

**403/324 Pascoe Vale Road,**  
Essendon 3040

**Price \$710,000** Sold 24  
November 2017

### 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.

2 beds 1 baths 1 parking

### Contact agents



**Christian Lonzi**

03 9379 4833

0403 344 279

[christian@frankdowling.com.au](mailto:christian@frankdowling.com.au)



**Holly Dimovski**

03 9379 4833

0499 081 047

[holly@frankdowling.com.au](mailto:holly@frankdowling.com.au)

 **Frank Dowling**  
Estate Agents

Essendon VIC 3040