

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**176 Ogilvie 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 \$1,550,000 - \$1,650,000**

### 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.

**176A Ogilvie Street,**  
Essendon 3040

**Price \$1,725,000** Sold 06  
February 2018

**137A Bradshaw Street,**  
Essendon 3040

**Price \$1,731,000** Sold 25  
November 2017

**132A Ogilvie Street,**  
Essendon 3040

**Price \$1,750,000** Sold 28  
October 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.

House

  
4 beds

  
2 baths

  
1 parking

#### Frank Dowling Real Estate

1047 Mt Alexander Road,  
Essendon VIC 3040

#### Contact agents



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 **Frank Dowling**  
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