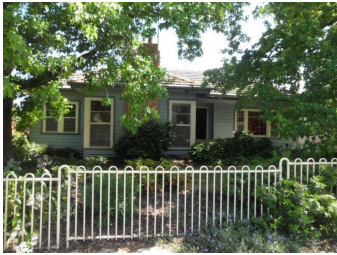


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



125 DEAKIN STREET, ESSENDON, VIC

2 2 1

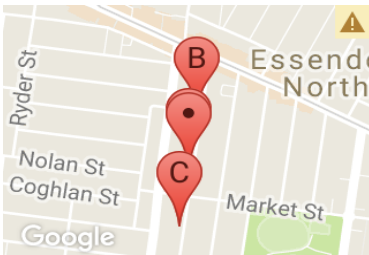
Indicative Selling Price

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

Single Price: \$1,280,000

Provided by: Teresa Soliman, Pennisi Real Estate

MEDIAN SALE PRICE



ESSENDON, VIC, 3040

Suburb Median Sale Price (House)

\$1,356,000

01 January 2017 to 31 December 2017

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.



127 DEAKIN ST, ESSENDON, VIC 3040

3 1 1

Sale Price

\$1,280,000

Sale Date: 12/08/2017

Distance from Property: 17m



151 DEAKIN ST, ESSENDON, VIC 3040

3 2 2

Sale Price

\$1,285,000

Sale Date: 09/08/2017

Distance from Property: 201m



111 DEAKIN ST, ESSENDON, VIC 3040

2 1 1

Sale Price

\$1,355,000

Sale Date: 14/10/2017

Distance from Property: 213m



This report has been compiled on 15/03/2018 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

125 DEAKIN STREET, ESSENDON, VIC 3040

Indicative selling price

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

Single Price:

\$1,280,000

Median sale price

Median price

\$1,356,000

House

X

Unit

Suburb

ESSENDON

Period

01 January 2017 to 31 December 2017

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
127 DEAKIN ST, ESSENDON, VIC 3040	\$1,280,000	12/08/2017
151 DEAKIN ST, ESSENDON, VIC 3040	\$1,285,000	09/08/2017
111 DEAKIN ST, ESSENDON, VIC 3040	\$1,355,000	14/10/2017