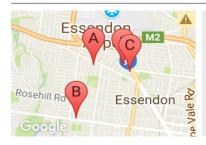


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



ESSENDON NORTH, VIC, 3041

Suburb Median Sale Price (Unit)

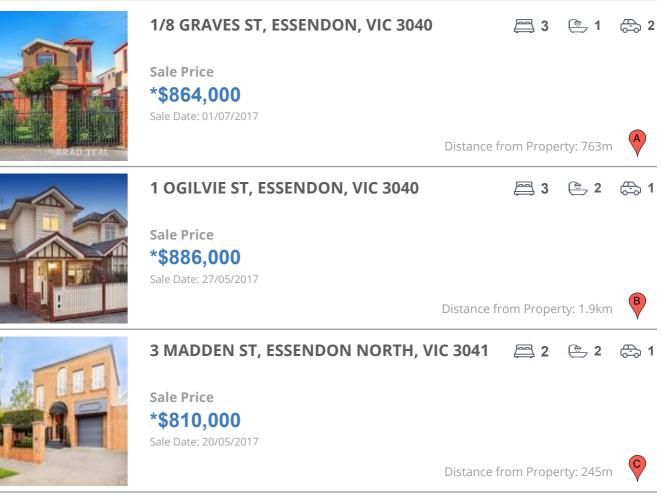
\$490,000

01 April 2017 to 30 June 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.



This report has been compiled on 18/07/2017 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2017 - 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 37 ORANGE GROVE, ESSENDON NORTH, VIC 3041 postcode Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting Single Price: \$820,000 Median sale price Suburb ESSENDON NORTH House Median price \$490,000 Unit Х Period 01 April 2017 to 30 June 2017 Source pricefinder

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 |
|---------------------------------------|------------|--------------|
| 1/8 GRAVES ST, ESSENDON, VIC 3040 | *\$864,000 | 01/07/2017 |
| 1 OGILVIE ST, ESSENDON, VIC 3040 | *\$886,000 | 27/05/2017 |
| 3 MADDEN ST, ESSENDON NORTH, VIC 3041 | *\$810,000 | 20/05/2017 |

