

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 6 Forbes Street, ESSENDON, VIC, 3040

Indicative selling price

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

Single price \$ or range between \$2,690,000 & \$2,950,000

Median sale price

Median price \$1,321,000 House Unit Suburb ESSENDON

Period - From 01/06/2017 to 01/06/2018 Source APM 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
17 ALFRED ROAD, ESSENDON VIC 3040	\$ 1,715,000	09/02/2018
27 BALFE CRESCENT, BRUNSWICK WEST VIC 3055	\$ 755,000	28/03/2018
386 CLARINDA ROAD, MOONEE PONDS VIC 3039	\$ 1,683,000	16/03/2018