



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**34 Salmon Avenue,  
ESSENDON 3040**

House



5 beds



4 baths



6 parking

### Indicative selling price

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

**Range from \$3,300,000 -  
\$3,500,000**

### Median sale price

Median **House** for **ESSENDON** for period **Jul 2017 - Aug 2017**  
Sourced from **REIV**.

**\$1,410,000**

### 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.

**2 Carnarvon Road,** Price **\$3,000,000** Sold 06 April 2017  
Essendon

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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.

### Contact agents

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 Frank Dowling

**Frank Dowling Real Estate**

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