
STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

14/225 Buckley Street, Essendon, VIC 3040

INDICATIVE SELLING PRICE

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

Range Between \$380,000 & \$420,000

MEDIAN SALE PRICE

Median price \$463,000 | Unit | Essendon (3040)

Period - From 13 March 2017 to 13 June 2017 | Source - <https://propertydata.realestateview.com.au/pr>

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
5/7 WILLOW ST, ESSENDON VIC 3040	\$420,000	18/02/2017
108/55 COLLINS ST, ESSENDON VIC 3040	\$420,000	19/12/2016
7/225 BUCKLEY ST, ESSENDON VIC 3040	\$402,500	03/03/2017