
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

12/50 Richardson Street, Essendon, VIC 3040

INDICATIVE SELLING PRICE

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

Range Between \$300,000 & \$330,000

MEDIAN SALE PRICE

Median price \$450,000 | House | Essendon (3040)

Period - From 8 July 2016 to 8 July 2017 | Source - www.yourinvestmentpropertymag.com.au/top-subu

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
8/50 RICHARDSON ST, ESSENDON VIC 3040	\$323,000	25/03/2017
9/44 RICHARDSON ST, ESSENDON VIC 3040	\$310,000	21/06/2017
2/139 NAPIER ST, ESSENDON VIC 3040	\$314,000	10/06/2017