



4   1   1

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 763 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,400,000 - \$1,500,000  
**Median House Price**  
 Year ending June 2017: \$1,345,500

## Comparable Properties



**244 Buckley St ESSENDON 3040 (REI)**

**Agent Comments**

4   2   6

**Price:** \$1,475,000  
**Method:** Private Sale  
**Date:** 30/06/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 828 sqm approx



**2 Diamond St ESSENDON WEST 3040 (REI)**

**Agent Comments**

3   1   1

**Price:** \$1,406,000  
**Method:** Auction Sale  
**Date:** 13/05/2017  
**Rooms:** -  
**Property Type:** House (Res)



**10 Beryl St ESSENDON WEST 3040 (REI)**

**Agent Comments**

3   1   2

**Price:** \$1,390,000  
**Method:** Auction Sale  
**Date:** 24/06/2017  
**Rooms:** -  
**Property Type:** House (Res)

Statement of Information

**Single residential property located in the Melbourne metropolitan area**

Section 47AF of the Estate Agents Act 1980

**Property offered for sale**

Address Including suburb and postcode

**Indicative selling price**

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

Range between  &

**Median sale price**

Median price  House  Suburb   
 Period - From  to  Source

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
244 Buckley St ESSENDON 3040	\$1,475,000	30/06/2017
2 Diamond St ESSENDON WEST 3040	\$1,406,000	13/05/2017
10 Beryl St ESSENDON WEST 3040	\$1,390,000	24/06/2017