



4 3 2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1012 sqm approx

Agent Comments

Indicative Selling Price

\$2,500,000

Median House Price

Year ending June 2017: \$1,426,000

Comparable Properties



116 Glass St ESSENDON 3040 (VG)

Agent Comments

3 - -

Price: \$2,450,000

Method: Sale

Date: 13/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 981 sqm approx



96 Hedderwick St ESSENDON 3040 (REI)

Agent Comments

3 1 2

Price: \$2,410,000

Method: Auction Sale

Date: 20/05/2017

Rooms: 6

Property Type: House (Res)

Land Size: 1004 sqm approx



18 Lorraine St ESSENDON 3040 (REI/VG)

Agent Comments

4 2 3

Price: \$2,355,000

Method: Auction Sale

Date: 25/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 715 sqm approx

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

Single price

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
116 Glass St ESSENDON 3040	\$2,450,000	13/04/2017
96 Hedderwick St ESSENDON 3040	\$2,410,000	20/05/2017
18 Lorraine St ESSENDON 3040	\$2,355,000	25/02/2017