

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

17 Mcphail Street, Essendon Vic 3040

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

~~A* 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
1		
2		
3		

OR

B* 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.

NO PHOTOS
AVAILABLE

 3  2  0

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
Year ending March 2018: \$1,510,000

Comparable Properties



34 Bent St MOONEE PONDS 3039 (REI)

 3  2  1

Price: \$1,275,000
Method: Auction Sale
Date: 05/05/2018
Rooms: -
Property Type: House (Res)

Agent Comments

Both are single fronted properties offering the same accommodation however Bent Street has 1 OSP.



15 Miller St ESSENDON 3040 (REI/VG)

 3  2  2

Price: \$1,232,000
Method: Sold Before Auction
Date: 21/12/2017
Rooms: -
Property Type: House (Res)

Agent Comments

Similar location & offering the same accommodation. Miller street offers off street parking however McPhail street is more advanced throughout.

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.