

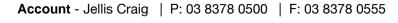
## Statement of Information

# Single residential property located in the Melbourne metropolitan area

			Section 47	AF of the Estate	Agents Act 1980
Property offered	for sale				
Including suburb	Address cluding suburb and postcode 17 Mcphail Street, Essendon Vic 3040				
Indicative selling	g price				
For the meaning of	this price see	e consumer.vic.gov.a	au/underquoting		
Range between	\$1,150,000	&	\$1,250,000		
Median sale pric	е				
Median price \$1	,510,000	House X	Unit	Suburb	Essendon
Period - From 01.	/04/2017	to 31/03/2018	Source	REIV	
Comparable prop	perty sales	(*Delete A or B be	elow as applica	ble)	
	at the estate a	perties sold within twagent or agent's rep			
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.







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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





**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





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.

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