Nelson Alexander





Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$250,000 - \$275,000 Median Unit Price June quarter 2017: \$551,000

Comparable Properties



10/30 Richardson St ESSENDON 3040 (REI)



Price: \$291,000 Method: Auction Sale Date: 01/07/2017 Rooms: -Property Type: Unit



4/18 Shaftesbury St ESSENDON 3040 (REI)

Agent Comments

Agent Comments



Price: \$280,000 Method: Auction Sale Date: 27/05/2017 Rooms: -Property Type: Apartment

14/51 Buckley St MOONEE PONDS 3039 (REI) Agent Comments



Price: \$275,000 Method: Auction Sale Date: 01/04/2017 Rooms: -Property Type: Apartment

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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 1/202a Pascoe Vale Road, Essendon Vic 3040 Including suburb and postcode

Indicative selling price

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

Range betweer	\$250,000			&	\$275,000		
Median sale p	rice						
Median price	\$551,000		Unit	х	Su	burb	Essendon
Period - From	01/04/2017	to	30/06	6/2017	Source	REIN	/

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
10/30 Richardson St ESSENDON 3040	\$291,000	01/07/2017
4/18 Shaftesbury St ESSENDON 3040	\$280,000	27/05/2017
14/51 Buckley St MOONEE PONDS 3039	\$275,000	01/04/2017

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