# 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

47 Salmon Avenue Essendon VIC 3040

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

| Single Price                          | or range<br>between | \$1,350,000 | & | \$1,450,000 |  |  |  |  |
|---------------------------------------|---------------------|-------------|---|-------------|--|--|--|--|
| Median sale price                     |                     |             |   |             |  |  |  |  |
| (*Delete house or unit as applicable) |                     |             |   |             |  |  |  |  |

| Median Price | \$1,362,500 | Prop | erty type |      | House  | Suburb | Essendon  |
|--------------|-------------|------|-----------|------|--------|--------|-----------|
| Period-from  | 01 Nov 2018 | to   | 31 Oct 2  | 2019 | Source |        | Corelogic |

### 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 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 |  |  |
|--|-------------|--------------|--|--|
| 12 Fuller Street Essendon VIC 3040     | \$1,495,000 | 21-Oct-19    |  |  |
| 37 Glenbervie Road Strathmore VIC 3041 | \$1,250,000 | 19-Oct-19    |  |  |
| 61 Carnarvon Road Strathmore VIC 3041  | \$1,325,000 | 26-Aug-19    |  |  |

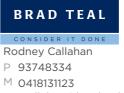
#### OR

**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 6 months.

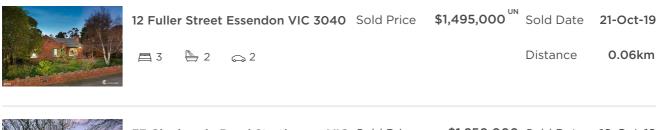
This Statement of Information was prepared on: 18 November 2019



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| 37 Glen<br>3041 | bervie l | Road Strathmore VIC Sold Price | \$1,250,000 | Sold Date | 19-Oct-19 |
|-----------------|----------|--------------------------------|-------------|-----------|-----------|
|                 | ے ا      | <b>⊜</b> 1                     |             | Distance  | 0.33km    |



| 61 Carn<br>3041 | arvon R | oad Strathmore VIC | Sold Price | \$ <b>1,325,000</b> <sup>UN</sup> | Sold Date | 26-Aug-19 |
|-----------------|---------|--------------------|------------|-----------------------------------|-----------|-----------|
| 昌 3             | 2       | ç <b>.</b> 2       |            |                                   | Distance  | 0.61km    |

#### RS = Recent sale UN = Undisclosed Sale

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