

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

70 Market Street, Essendon, VIC 3040

Indicative selling price

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

Single price

or range between

\$1,750,000

&

\$1,770,000

Median sale price

Median price

\$1,380,000

Property type

House

Suburb

ESSENDON

Period - From

17/07/2019

to

17/01/2020

Source

CoreLogic

Comparable property sales

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 8 Gilbertson Street Essendon	\$1,705,000	07/12/2019
2 131 Cooper Street Essendon	\$1,715,000	19/10/2019
3 107 Glass Street Essendon	\$1,750,000	22/09/2019

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.~~

This Statement of Information was prepared on:

17/01/2020