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

1/11 Duffy Street Essendon North VIC 3041

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 between	\$790,000	&	\$850,000						
Median sale price										
(*Delete house or unit as applicable)										

Median Price	\$1,060,000	Prop	perty type House		Suburb	Essendon North	
Period-from	01 Oct 2018	to	30 Sep 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
84 Kerferd Street Essendon North VIC 3041	\$775,000	16-Sep-19
1/161 Ogilvie Street Essendon VIC 3040	\$850,000	02-Oct-19
69 Price Street Essendon VIC 3040	\$800,000	13-Jun-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: 31 October 2019



consumer.vic.gov.au



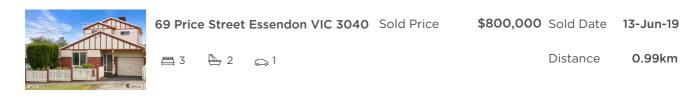
Chris Le M 0498800128 E chris@corerealty.com.au



84 Kerferd Street Essendon North VIC 3041			Sold Price	^{RS} \$775,000	Sold Date	16-Sep-19
a 3	1	⇔ 2			Distance	0.27km
1	IC 304	IC 3041		IC 3041	IC 3041	



1/161 C 3040	gilvie St	treet Essendon VIC	Sold Price	^{RS} \$850,000	Sold Date	02-Oct-19
a 3	1	⇔1			Distance	0.56km



RS = Recent sale UN = Undisclosed Sale

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