

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 8/11 Willow Street, Essendon

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 \$640,000 & \$680,000

Median sale price

Median price \$1,400,000 Property type House Suburb Essendon
Period - From 19/12/2019 to 19/12/2018 Source Realestate.com.au

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 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. 2/82 Cooper Street, Essendon Vic 3040	\$725,000	07/12/2019
2. 4/6 Braemar Street, Essendon Vic 3040	\$632,500	09/11/2019
3. 3/85 Tennyson Street, Essendon Vic 3040	\$770,000	30/11/2019

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: 09/01/2020