



Statement of Information

Sections 47AF of the Estate Agents Act 1980

18a Emerald Street, ESSENDON WEST 3040

House



4 beds



3 baths



2 parking

Indicative selling price

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

Range \$1,280,000 - \$1,380,000

Median sale price

Median **House** for **ESSENDON WEST** for period **Mar 2018 - Sep 2018**

Sourced from **REIV**.

\$1,310,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

37 Hoffmans Road,
Essendon West 3040

Price **\$1,305,000** Sold 01
June 2018

16 Emerald Street,
Essendon West 3040

Price **\$1,405,000** Sold 24
March 2018

24 Ruby Street,
Essendon West 3040

Price **\$1,365,000** Sold 24
February 2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

Frank Dowling Real Estate

1047 Mt Alexander Road,
Essendon VIC 3040

Contact agents



Christian Lonzi

03 9379 4833
0403 344 279

christian@frankdowling.com.au



Holly Dimovski

03 9379 4833
0499 081 047

holly@frankdowling.com.au

 **Frank Dowling**
Real Estate