



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

2/123 Spencer Street,  
ESSENDON 3040

Unit



3 beds



1 baths



1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$730,000**

### Median sale price

Median **Unit** for **ESSENDON** for period **Jul 2018 - Oct 2018**

Sourced from **REIV**.

**\$485,000**

### 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.

**4C Mary Street,**  
Essendon 3040

Price **\$720,000** Sold 11  
October 2018

**3/141 Roberts Street,**  
Essendon 3040

Price **\$818,000** Sold 18  
September 2018

**1/5 Cudmore Street,**  
Essendon 3040

Price **\$825,000** Sold 15  
September 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



**Anthony Elliott**

03 9379 4833

0433 171 740

[anthony@frankdowling.com.au](mailto:anthony@frankdowling.com.au)



**Holly Dimovski**

03 9379 4833

0499 081 047

[holly@frankdowling.com.au](mailto:holly@frankdowling.com.au)

 **Frank Dowling**  
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