



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 2/6 Sturt Street, ESSENDON 3040

Unit  
2 beds 2 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 \$535,000

### 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.

**12/36 Fletcher Street,**  
Essendon 3040

Price **\$542,000** Sold 01  
December 2018

**8/7 Flower Street,**  
Essendon 3040

Price **\$568,000** Sold 17  
November 2018

**9/139 Woodland Street,**  
Essendon 3040

Price **\$530,000** Sold 05  
December 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



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