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	80 Cooper Street, Essendon Vic 3040

Indicative selling price

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

Range between $890,000 & $979,000

Median sale price

Median price $530,000 ~~House~~ Unit X Suburb Essendon

Period - From 01/10/2018 to 31/12/2018 Source REIV

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	2/123 Roberts St ESSENDON 3040	$990,000	31/10/2018
2	2/10 Greville St ESSENDON NORTH 3041	$980,000	15/09/2018
3	43 Muriel St NIDDRIE 3042	$965,000	24/01/2019

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.~~

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

80 Cooper Street, Essendon Vic 3040



3 -

Rooms:
Property Type: House (Res)
Land Size: 312.021 sqm approx

Agent Comments

Indicative Selling Price
$890,000 - $979,000
Median Unit Price
December quarter 2018: $530,000

Comparable Properties



2/123 Roberts St ESSENDON 3040 (REI)

3 2 2

Price: $990,000
Method: Private Sale
Date: 31/10/2018
Rooms: 5
Property Type: Unit

Agent Comments



2/10 Greville St ESSENDON NORTH 3041 (REI)

3 2 2

Price: $980,000
Method: Auction Sale
Date: 15/09/2018
Rooms: 5
Property Type: Villa

Agent Comments



43 Muriel St NIDDRIE 3042 (REI)

3 2 1

Price: $965,000
Method: Private Sale
Date: 24/01/2019
Rooms: -
Property Type: House

Agent Comments

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