## 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

1.03/95 Rose Street, Essendon Vic 3040

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$750,000	&	\$825,000	]			
Median sale price*							
Median price		Property Type	Su	iburb Essendon			
Period - From	1	to	Source				

#### 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	603/9 Shuter St MOONEE PONDS 3039	\$1,050,000	07/12/2020
2			
3			

OR

**B**<sup>\*</sup> 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:

01/02/2021 17:57

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



1.03/95 Rose Street, Essendon Vic 3040

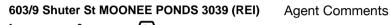
### COLLINGS Stefan Perera 0420 747 929 stefan@collings.com.au



**Property Type:** Agent Comments Indicative Selling Price \$750,000 - \$825,000 No median price available

# **Comparable Properties**





**1** 3 **1** 2 **1** 2

Price: \$1,050,000 Method: Private Sale Date: 07/12/2020 Property Type: Apartment

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.

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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.