



Statement of Information

Sections 47AF of the Estate Agents Act 1980

3/12 Fletcher St, ESSENDON 3040

Indicative selling price

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

Range \$390,000 - \$420,000

Median sale price

Median **House** for **ESSENDON** for period **Oct 2017 - Sep 2018**

Sourced from **Pricefinder**.

\$480,000

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.

2/91 Lincoln Road,
Essendon 3040

Price **\$392,500** Sold 21 July
2018

5/992 Mt Alexander Road,
Essendon 3040

Price **\$420,000** Sold 06
October 2018

313/87 Raleigh Road,
Essendon 3040

Price **\$395,000** Sold 09
October 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 Pricefinder.

Considine Real Estate

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Contact agents



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