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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

4/26 Winifred Street Essendon VIC 3040

2 2 1

Indicative Selling Price

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

Range between \$630,000 & \$650,000

Median Sale Price

\$485,000 Units in Essendon between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	1/5 Winifred Street Essendon VIC 3040 2 2 1	Sold Price	\$650,000	Sold Date	10-Aug-18	Distance	0.11km
	207/11 Glass Street Essendon VIC 3040 2 2 1	Sold Price	\$638,000	Sold Date	07-Mar-18	Distance	0.78km
	2/367 Napier Street Strathmore VIC 3041 2 1 1	Sold Price	\$655,000	Sold Date	08-Dec-18	Distance	1.42km

RS = Recent sale UN = Undisclosed Sale

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