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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

3/126 Cooper Street Essendon VIC 3040

 3  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$880,000

## Median Sale Price

\$491,000 Units in Essendon between 01 Sep 2017 - 31 Aug 2018

Source: CoreLogic


## Comparable Property Sales

These are the 3 properties sold within 2 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.






**4/120 Cooper Street Essendon VIC 3040** Sold Price **\$825,000** Sold Date **29-Apr-18**  
 3  1  1 Distance **0.08km**



**1/42 Richardson Street Essendon VIC 3040** Sold Price **\$865,000** Sold Date **23-Mar-18**  
 3  1  1 Distance **1.46km**



**2/5 Flower Street Essendon VIC 3040** Sold Price **\$830,000** Sold Date **02-May-18**  
 3  2  2 Distance **1.96km**

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