

# 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	5 Kiora Street, Essendon Vic 3040
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### Indicative selling price

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

Range between	\$4,750,000	&	\$5,150,000
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### Median sale price

Median price	\$1,605,000	House	X	Unit		Suburb	Essendon
Period - From	01/01/2018	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		
3		

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.

5 Kiora Street, Essendon Vic 3040

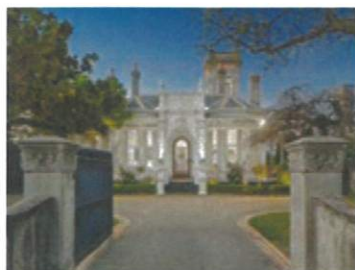


4 4 4

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$4,750,000 - \$5,150,000  
**Median House Price**  
Year ending December 2018: \$1,605,000

## Comparable Properties



**34 Brewster St ESSENDON 3040 (REI)**

**Agent Comments**

5 3 8

**Price:** \$6,850,000  
**Method:** Private Sale  
**Date:** 11/10/2018  
**Rooms:** -  
**Property Type:** House



**56 Holmes Rd MOONEE PONDS 3039 (VG)**

**Agent Comments**

6 - -

**Price:** \$5,500,000  
**Method:** Sale  
**Date:** 23/10/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 705 sqm approx

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.