

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode 7 Overman Court, Essendon, VIC, 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
4 Bed, 3 Bath, 2 Car		Or range between	\$995,000.00		\$1,085,000.00
4 Bed, 3 Bath, 2 Car	\$1,265,000.00	Or range between			
4 Bed, 3.5 Bath, 2 Car		Or range between	\$1,450,000.00		\$1,495,000.00
		Or range between			

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$1,400,000.00

Suburb Essendon

Period - From 1 March 2017 To 12 March 2018

Source CoreLogic

Comparable property sales

These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

4 Bed, 3 Bath, 2 Car	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
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Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

4 Bed, 3.5 Bath, 2 Car	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
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THREE SIXTY°

PROPERTY GROUP