

## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA.

SECTIONS 47AF OF ESTATE AGENTS ACT 1980

**PROPERTY OFFERED FOR SALE : 7/5-9 Grice Crescent, Essendon VIC 3040**

### INDICATIVE SELLING PRICE

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

Price Range: \$495,000 - \$520,000

### MEDIAN SALE PRICE

\$613,000 for UNIT in ESSENDON from 01/04/22 to 31/05/23 | Source: CORELOGIC

### COMPARABLE PROPERTY SALES

Comparable property sales (\*Delete A or B below as applicable)

A\*

ADDRESS	PRICE	DATE OF SALE
• 4/5 Grice Crescent Essendon VIC 3040	\$510,000	26/07/2023
• 1/23 Grice Crescent Essendon VIC 3040	\$515,000	13/05/2023

Please contact us for further information regarding this document or visit  
[consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

*Raso Real Estate - 0419003782*

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