

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 : 8/23 Brewster St, Essendon VIC 3040

INDICATIVE SELLING PRICE

For the meaning of this price see
consumer.vic.gov.au/underquoting
Price Range: \$495,000 - \$520,000

MEDIAN SALE PRICE

\$535,000 for UNIT in ESSENDON from 01/07/22 to 30/06/23 | Source: REIV

COMPARABLE PROPERTY SALES

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

ADDRESS	PRICE	DATE OF SALE
4/90-92 Primrose Street Essendon 3040	\$520,000	03/10/2023
7/5-9 Grice Crescent, Essendon 3040	\$525,000	04/10/2023
4/4-9 Grice Crescent, Essendon 3040	\$510,000	26/07/2023

Please contact us for further information regarding this document or visit
consumer.vic.gov.au/underquoting.

Raso Real Estate - 0419003782
