

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

G09/110 Keilor Road, Essendon North 3041
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price

\$450,000

Median sale price

Median price

\$578,000	Unit	<input checked="" type="checkbox"/>	Suburb	Essendon North
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Period - From

1/7/17	to	30/9/17
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Source

REIV propertydata.com.au/RPData/Core Logic
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Comparable property sales

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. 214/36 Collins Street, Essendon	\$500,000	26/8/17
2. 107/55 Collins Street, Essendon	\$420,000	1/7/17
3. 309/36 Collins Street, Essendon	\$500,000	9/6/17

Property data source: REIV propertydata.com.au/RPData/CoreLogic. Generated on 26 October 2017.