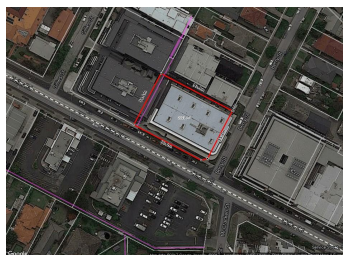


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



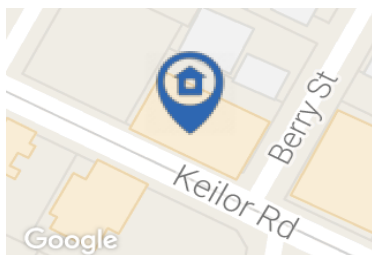
64/100 KEILOR ROAD, ESSENDON NORTH,  2  2  1

Indicative Selling Price

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

\$389,990

SUBURB MEDIAN



ESSENDON NORTH, VIC, 3041

Suburb Median Sale Price (Unit)

\$405,500

01 April 2016 to 31 March 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



100 KEILOR RD, ESSENDON, VIC 3040

 2  1  1

Sale Price

***\$380,000**

Sale Date: 18/03/2017

Distance from Property: 310m



110 KEILOR RD, ESSENDON, VIC 3040

 2  2  1

Sale Price

***\$390,000**

Sale Date: 17/12/2016

Distance from Property: 310m

This report has been compiled on 17/05/2017 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

64/100 KEILOR ROAD, ESSENDON NORTH, VIC 3041

Indicative selling price

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

Single Price / Range

\$389,990

Median sale price

Median price

\$405,500

House

Unit

X

Suburb

ESSENDON NORTH

Period

01 April 2016 to 31 March 2017

Source

pricfinder

Comparable property sales

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.

Address of comparable property	Price	Date of sale
100 KEILOR RD, ESSENDON, VIC 3040	*\$380,000	18/03/2017
110 KEILOR RD, ESSENDON, VIC 3040	*\$390,000	17/12/2016