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## STATEMENT OF INFORMATION

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

### Sections 47AF of the Estate Agents Act 1980

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#### PROPERTY OFFERED FOR SALE

**102/36 Collins Street, Essendon, VIC 3040**

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#### INDICATIVE SELLING PRICE

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

**Range Between \$350,000 & \$385,000**

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#### MEDIAN SALE PRICE

**Median price \$465,000 | Unit | Essendon (3040)**

**Period - From 14 February 2017 to 14 June 2017 | Source - [www.yourinvestmentpropertymag.com.au/top-subu](http://www.yourinvestmentpropertymag.com.au/top-subu)**

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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
<b>108/1142 MT ALEXANDER RD, ESSENDON VIC 3040</b>	<b>\$350,000</b>	<b>02/06/2017</b>
<b>87/100 KEILOR RD, ESSENDON VIC 3040</b>	<b>\$380,000</b>	<b>17/03/2017</b>
<b>2/42-50 NAPIER ST, ESSENDON VIC 3040</b>	<b>\$380,000</b>	<b>11/03/2017</b>

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

**Pagan Real Estate - (03) 9375 3377**  
**8 Mt Alexander Road, Travancore 3032**