



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**85 Kerferd Street,  
ESSENDON NORTH 3041**

### Indicative selling price

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

**Range from \$1,000,000 -  
\$1,100,000**

### Median sale price

Median **House** for **ESSENDON NORTH** for period **Sep 2017 - Sep 2017**  
Sourced from **REIV**.

**\$1,180,000**

### 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 the most comparable to the property for sale.

**68 Kerferd Street,** Price **\$1,100,000** Sold 15 May 2017  
Essendon North 3041

**35 Willonga Street,** Price **\$1,050,000** Sold 25 March 2017  
Strathmore 3041

**13 George Street,** Price **\$960,000** Sold 06 May 2017  
Niddrie 3042

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

House

4 beds

3 baths

1 parking

### Contact agents

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 Frank Dowling

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