

STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property	offered	for sale
-----------------	---------	----------

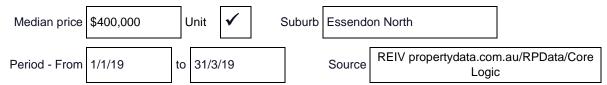
,	
Address	
Including suburb and	106/76 KEILOR ROAD, ESSENDON NORTH 3041
postcode	

Indicative selling price

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

Range between	\$325,000	&	\$340,000
---------------	-----------	---	-----------

Median sale price



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. 110/10 Berry Street, Essendon North	\$335,000	18.2.19
2. 207/36 Collins Street, Essendon	\$355,500	8.4.19
3. 105/386 Keilor Road, Niddrie	\$305,000	27.4.19

Property data source: REIV propertydata.com.au/RPData/CoreLogic. Generated on 3 July 2019.