

STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne Metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

Range between &

Median sale price

Median price | Unit Suburb or locality
Period - From to Source

Comparable property sales

These are the three properties sold within *two kilometres of the property for sale in the last *6 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. 5A Overman Court, Essendon	\$1,162,500	20/05/2017
2. 14 Grice Crescent, Essendon	\$1,000,000	08/04/2017
3. 24 Butler Street, Essendon	\$1,025,000	03/06/2017

Property data source: [REIV propertydata.com.au/RPData/Core Logic](http://REIV.propertydata.com.au/RPData/CoreLogic) Generated on 2 August 2017.