

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

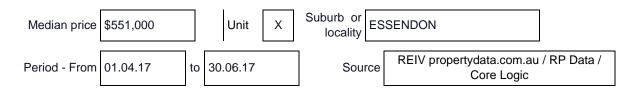
Sections 47AF of the Estate Agents Act 1980

Indicative selling price

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

Range Between	\$470,000	&	\$510,000	
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Median sale price



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. 216/87-89 Raleigh Street, Essendon	\$501,000	08.04.17
2. 112/314 Pascoe Vale Road, Essendon	\$510,000	11.05.17
3. 7/16 Leake Street, Essendon	\$515,000	05.07.17

Property data source: REIV propertydata.com.au/RPData/Core Logic Generated on 03 August 2017.