



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 7/44 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 \$360,000 - \$390,000**

### Median sale price

Median Unit for **ESSENDON NORTH** for period **Jan 2018 - Mar 2018**

Sourced from REIV.

**\$416,000**

### Comparable property sales

These are the three properties sold within two kilo metres 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.

**4/44 Kerferd Street,**  
Essendon North 3041

Price **\$400,000** Sold 02  
February 2018

**8/160 Napier Street,**  
Essendon 3040

Price **\$389,500** Sold 14  
March 2018

**202/503 Keilor Road,**  
Niddrie 3042

Price **\$395,000** Sold 12 June  
2018

### Additional Information

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.

Unit

2 beds

1 baths

### Frank Dowling Real Estate

1047 Mt Alexander Road,  
Essendon VIC 3040

### Contact agents



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 **Frank Dowling**  
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