

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 310/64 Keilor Road, Essendon North Vic 3041

Indicative selling price

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

Range between \$450,000 & \$490,000

Median sale price

Median price \$400,000 Property Type Unit Suburb Essendon North

Period - From 01/04/2023 to 31/03/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* 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	407/64 Keilor Rd ESSENDON NORTH 3041	\$460,000	27/04/2024
2			
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 24/05/2024 13:50



 2  2  1

Property Type: Apartment

Agent Comments

2 bedroom 2 bathroom 1 car stacker

Indicative Selling Price

\$450,000 - \$490,000

Median Unit Price

Year ending March 2024: \$400,000

Comparable Properties



**407/64 Keilor Rd ESSENDON NORTH 3041
(REI)**

 2  2  1

Price: \$460,000

Method: Auction Sale

Date: 27/04/2024

Property Type: Apartment

Agent Comments

Recent sale sold in the building

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.