

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 403/64 Keilor Road, Essendon North Vic 3041

Indicative selling price

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

Range between \$390,000 & \$425,000

Median sale price

Median price \$425,000 Property Type Unit Suburb Essendon North

Period - From 01/01/2024 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	104/294 Keilor Rd ESSENDON NORTH 3041	\$435,000	20/01/2024
3	106/64-66 Keilor Rd ESSENDON NORTH 3041	\$385,000	17/01/2024

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: 10/05/2024 16:34



Property Type: Apartment

Agent Comments

2 bedroom, 1 bath, 1 car near new apartment. Located on level 4.

Indicative Selling Price

\$390,000 - \$425,000

Median Unit Price

March quarter 2024: \$425,000

Comparable Properties



407/64 Keilor Rd ESSENDON NORTH 3041 (REI)



Price: \$460,000

Method: Auction Sale

Date: 27/04/2024

Property Type: Apartment

Agent Comments

Located on the same level. Same bed, additional bathroom, same car. Facing garden/city views.



104/294 Keilor Rd ESSENDON NORTH 3041 (REI)



Price: \$435,000

Method: Private Sale

Date: 20/01/2024

Property Type: Apartment

Agent Comments

Additional car space. Same bed & bath. Similar proximity & condition.



106/64-66 Keilor Rd ESSENDON NORTH 3041 (REI)



Price: \$385,000

Method: Private Sale

Date: 17/01/2024

Rooms: 3

Property Type: Apartment

Land Size: 83 sqm approx

Agent Comments

Same building, same accommodation, similar condition. Located on a lower level with an inferior outlook.

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