## 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 betweer	\$390,000		&		\$425,000					
Median sale p	rice									
Median price	\$425,000	Pro	operty Type	Unit			Suburb	Essendon North		
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ade	dress 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



403/64 Keilor Road, Essendon North Vic 3041



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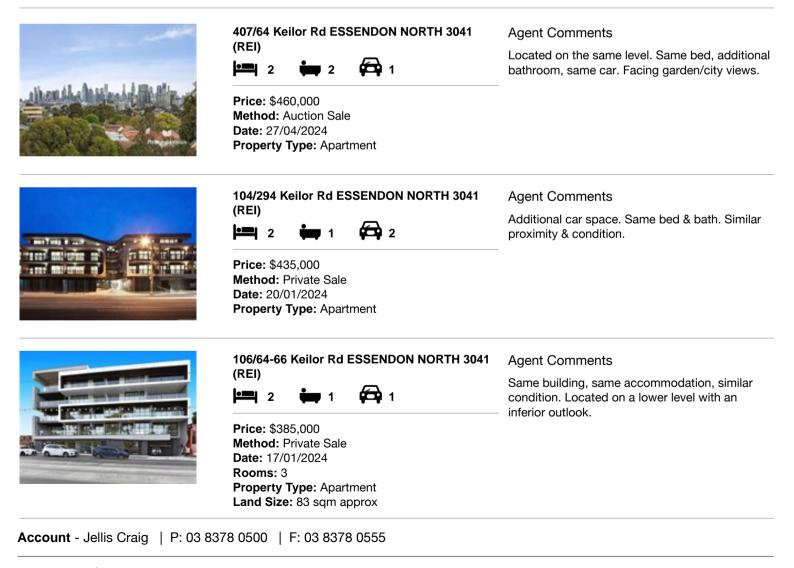


Property Type: Apartment

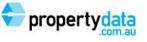
Indicative Selling Price \$390,000 - \$425,000 Median Unit Price March quarter 2024: \$425,000

Agent Comments March qua 2 bedroom, 1 bath, 1 car near new apartment. Located on level 4.

# **Comparable Properties**







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