

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

407/64 KEILOR ROAD ESSENDON NORTH VIC 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$485,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 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

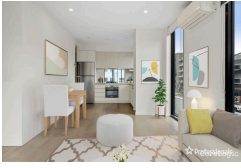
Date of sale

102/222 BUCKLEY STREET ESSENDON VIC 3040	\$505,000	23-Jan-24
115/1050 MT ALEXANDER ROAD ESSENDON VIC 3040	\$539,000	11-Jan-24
301/36 COLLINS STREET ESSENDON VIC 3040	\$470,000	02-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 27 March 2024



**102/222 BUCKLEY STREET
ESSENDON VIC 3040**

2 2 1

Sold Price **\$505,000** Sold Date **23-Jan-24**

Distance **1.47km**



**115/1050 MT ALEXANDER ROAD
ESSENDON VIC 3040**

2 2 1

Sold Price ^{RS} **\$539,000** Sold Date **11-Jan-24**

Distance **0.88km**



**301/36 COLLINS STREET
ESSENDON VIC 3040**

2 2 1

Sold Price **\$470,000** Sold Date **02-Dec-23**

Distance **0.19km**

RS = Recent sale **UN** = Undisclosed Sale

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