

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

G2/64 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

\$359,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Feb 2023

to

31 Jan 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

113/76 KEILOR ROAD ESSENDON NORTH VIC 3041	\$410,000	12-Oct-23
106/64 KEILOR ROAD ESSENDON NORTH VIC 3041	\$385,000	17-Jan-24
7/60 KEILOR ROAD ESSENDON NORTH VIC 3041	\$382,000	24-Nov-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 February 2024

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**113/76 KEILOR ROAD ESSENDON
 NORTH VIC 3041**

 2  1  1

Sold Price

^{RS} **\$410,000**

Sold Date

12-Oct-23

Distance

0.1km



**106/64 KEILOR ROAD ESSENDON
 NORTH VIC 3041**

 2  1  1

Sold Price

^{RS} **\$385,000**

Sold Date

17-Jan-24

Distance

0km



**7/60 KEILOR ROAD ESSENDON
 NORTH VIC 3041**

 2  1  1

Sold Price

\$382,000

Sold Date

24-Nov-23

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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