

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

55/100 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$392,500

Property type

Unit

Suburb

Essendon North

Period-from

01 Sep 2023

to

31 Aug 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

209/1C BERRY STREET ESSENDON NORTH VIC 3041	\$335,000	21-Jun-24
325/2 GILLIES STREET ESSENDON NORTH VIC 3041	\$330,000	08-Jul-24
34/100 KEILOR ROAD ESSENDON NORTH VIC 3041	\$315,000	24-Jul-24

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: 02 September 2024



**209/1C BERRY STREET ESSENDON
NORTH VIC 3041**

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Sold Price

^{RS} **\$335,000**

Sold Date

21-Jun-24

Distance

0.04km



**325/2 GILLIES STREET ESSENDON
NORTH VIC 3041**

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Sold Price

^{RS} **\$330,000**

Sold Date

08-Jul-24

Distance

0.05km



**34/100 KEILOR ROAD ESSENDON
NORTH VIC 3041**

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Sold Price

^{RS} **\$315,000** ^{UN}

Sold Date

24-Jul-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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