

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

6/48 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

\$339,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Jun 2021

to

31 May 2022

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

1/74 KEILOR ROAD ESSENDON NORTH VIC 3041	\$480,000	08-Feb-22
5/23 COLLINS STREET ESSENDON VIC 3040	\$514,999	12-Jun-21
3/15 BULLA ROAD ESSENDON NORTH VIC 3041	-	30-Mar-21

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: 17 June 2022

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1/74 KEILOR ROAD ESSENDON NORTH VIC 3041

Sold Price **\$480,000** Sold Date **08-Feb-22**

2 1 1

Distance **0.17km**



5/23 COLLINS STREET ESSENDON VIC 3040

Sold Price **\$514,999** Sold Date **12-Jun-21**

2 1 1

Distance **0.28km**



3/15 BULLA ROAD ESSENDON NORTH VIC 3041

Sold Price - Sold Date **30-Mar-21**

2 1 1

Distance **0.1km**

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

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