

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

\$379,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Essendon North

Period-from

01 May 2023

to

30 Apr 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

6/74 KEILOR ROAD ESSENDON NORTH VIC 3041	\$410,000	20-Dec-23
6/13 WINIFRED STREET ESSENDON VIC 3040	\$485,000	08-Dec-23
113/24 LEAKE STREET ESSENDON VIC 3040	\$460,000	16-Apr-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: 15 May 2024

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6/74 KEILOR ROAD ESSENDON NORTH VIC 3041

2 1 1

Sold Price **\$410,000** Sold Date **20-Dec-23**

Distance **0.08km**



6/13 WINIFRED STREET ESSENDON VIC 3040

2 1 1

Sold Price **\$485,000** Sold Date **08-Dec-23**

Distance **0.48km**



113/24 LEAKE STREET ESSENDON VIC 3040

2 1 1

Sold Price ^{RS} **\$460,000** Sold Date **16-Apr-24**

Distance **0.52km**

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

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