

## 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

53/100 KEILOR ROAD ESSENDON NORTH VIC 3041

### Indicative selling price

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

Single Price

or range  
between

\$375,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Jun 2022

to

31 May 2023

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 9/100 KEILOR ROAD ESSENDON NORTH VIC 3041   | \$390,000 | 10-Jun-23 |
| 205/110 KEILOR ROAD ESSENDON NORTH VIC 3041 | \$410,000 | 31-May-23 |
| 301/76 KEILOR ROAD ESSENDON NORTH VIC 3041  | \$418,000 | 20-Jan-23 |

OR

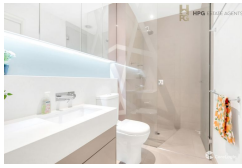
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 20 June 2023

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**9/100 KEILOR ROAD ESSENDON  
NORTH VIC 3041**

Sold Price

<sup>RS</sup> **\$390,000**

Sold Date

**10-Jun-23**

2



2



1

Distance

**0km****205/110 KEILOR ROAD ESSENDON  
NORTH VIC 3041**

Sold Price

<sup>RS</sup> **\$410,000**

Sold Date

**31-May-23**

2



2



1

Distance

**0.05km****301/76 KEILOR ROAD ESSENDON  
NORTH VIC 3041**

Sold Price

**\$418,000**

Sold Date

**20-Jan-23**

2



2



1

Distance

**0.1km****RS** = Recent sale**UN** = Undisclosed Sale

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