

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

109/110 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

\$325,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Jan 2020

to

31 Dec 2020

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

227/2 Gillies Street Essendon North VIC 3041	\$320,000	10-Nov-20
204/1C Berry Street Essendon North VIC 3041	\$335,000	20-Apr-20
106/76 Keilor Road Essendon North VIC 3041	\$330,000	24-Jul-19

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: 28 January 2021



227/2 Gillies Street Essendon North VIC 3041

Sold Price ^{RS} **\$320,000** Sold Date **10-Nov-20**

1 1 1

Distance -



204/1C Berry Street Essendon North VIC 3041

Sold Price **\$335,000** Sold Date **20-Apr-20**

1 1 1

Distance **0.05km**



106/76 Keilor Road Essendon North VIC 3041

Sold Price **\$330,000** Sold Date **24-Jul-19**

1 1 1

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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