

## 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

203/76 KEILOR ROAD ESSENDON NORTH VIC 3041

### Indicative selling price

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

Single Price

or range  
between

\$370,000

&

\$399,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Nov 2022

to

31 Oct 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

113/76 KEILOR ROAD ESSENDON NORTH VIC 3041	\$410,000	12-Oct-23
203/64 KEILOR ROAD ESSENDON NORTH VIC 3041	\$418,000	14-Jul-23
308/76 KEILOR ROAD ESSENDON NORTH VIC 3041	\$440,000	04-Oct-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: 02 November 2023



**113/76 KEILOR ROAD ESSENDON  
NORTH VIC 3041**

Sold Price

<sup>RS</sup>

**\$410,000**

Sold Date

**12-Oct-23**

 2  1  1

Distance

**0km**



**203/64 KEILOR ROAD ESSENDON  
NORTH VIC 3041**

Sold Price

**\$418,000**

Sold Date

**14-Jul-23**

 2  1  1

Distance

**0.1km**



**308/76 KEILOR ROAD ESSENDON  
NORTH VIC 3041**

Sold Price

<sup>RS</sup>

**\$440,000**

Sold Date

**04-Oct-23**

 2  1  1

Distance

**0km**



**211/1C BERRY STREET ESSENDON  
NORTH VIC 3041**

Sold Price

**\$390,000**

Sold Date

**22-May-23**

 2  1  1

Distance

**0.12km**

RS = Recent sale

UN = Undisclosed Sale

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