

## 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

103/503 KEILOR ROAD NIDDRIE VIC 3042

### 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

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Niddrie

Period-from

01 Mar 2022

to

28 Feb 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

122/2 GILLIES STREET ESSENDON NORTH VIC 3041	\$340,000	15-Nov-22
114/110 KEILOR ROAD ESSENDON NORTH VIC 3041	\$387,000	17-Dec-22
310/76 KEILOR ROAD ESSENDON NORTH VIC 3041	\$327,000	23-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: 27 March 2023

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**122/2 GILLIES STREET ESSENDON  
NORTH VIC 3041** 1  1  1

Sold Price

**\$340,000**

Sold Date

**15-Nov-22**

Distance

**1.62km****114/110 KEILOR ROAD ESSENDON  
NORTH VIC 3041** 2  2  1

Sold Price

**\$387,000**

Sold Date

**17-Dec-22**

Distance

**1.62km****310/76 KEILOR ROAD ESSENDON  
NORTH VIC 3041** 1  1  1

Sold Price

<sup>RS</sup> **\$327,000**

Sold Date

**23-Jan-23**

Distance

**1.77km****RS** = Recent sale**UN** = Undisclosed Sale

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