

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

114B/150 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

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Feb 2023

to

31 Jan 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

3/1050 MT ALEXANDER ROAD ESSENDON VIC 3040	\$392,000	08-Sep-23
9/82 BULLA ROAD STRATHMORE VIC 3041	\$407,500	19-Jan-24
5/50 RICHARDSON STREET ESSENDON VIC 3040	\$415,000	03-Nov-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: 15 February 2024

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**3/1050 MT ALEXANDER ROAD
ESSENDON VIC 3040**

 1  1  1

Sold Price **\$392,000** Sold Date **08-Sep-23**

Distance **1.44km**



**9/82 BULLA ROAD STRATHMORE
VIC 3041**

 1  1  1

Sold Price **\$407,500** Sold Date **19-Jan-24**

Distance **0.64km**



**5/50 RICHARDSON STREET
ESSENDON VIC 3040**

 1  1  1

Sold Price **\$415,000** Sold Date **03-Nov-23**

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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