

## 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

208/76 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

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Dec 2020

to

30 Nov 2021

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

14/100 Keilor Road Essendon North VIC 3041	\$319,000	08-Nov-21
127/2 Gillies Street Essendon North VIC 3041	\$320,000	23-Nov-21
107/503 Keilor Road Niddrie VIC 3042	\$320,000	13-Jul-21

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: 07 December 2021

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**14/100 Keilor Road Essendon North VIC 3041**

Sold Price

<sup>RS</sup>

**\$319,000**

Sold Date

**08-Nov-21**

1

1

1

Distance

**0.1km**



**127/2 Gillies Street Essendon North VIC 3041**

Sold Price

<sup>RS</sup>

**\$320,000**

Sold Date

**23-Nov-21**

1

1

1

Distance

**0.15km**



**107/503 Keilor Road Niddrie VIC 3042**

Sold Price

**\$320,000**

Sold Date

**13-Jul-21**

1

1

-

Distance

**1.76km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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