

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

294 KEILOR ROAD, ESSENDON NORTH VIC 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$450,000

Median sale price

Median price

\$440,000

Property type

Unit

Suburb

ESSENDON NORTH VIC 3041

Period - From

27/02/2019

to

27/02/2020

Source

www.realestate.com.au

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 202/64 Keilor Road, Essendon North Vic 3041	\$460,000	24/09/2019
2. 109/40 Collins Street, Essendon Vic 3040	\$480,000	23/02/2020
3. 2/4 Balmoral Street, Essendon Vic 3040	\$486,000	13/10/2019

This Statement of Information was prepared on:

24/03/2020