

# 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

221/294 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)

Range between \$480,000 & \$520,000

### Median sale price

Median price \$522,500 Property Type Unit Suburb Essendon North

Period - From 15/10/2020 to 14/10/2021 Source REIV

### 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 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	216/82 Bulla Rd STRATHMORE 3041	\$515,000	27/09/2021
2	5/4 Gillies St ESSENDON NORTH 3041	\$510,000	16/04/2021
3	3/7 Elstone Ct NIDDRIE 3042	\$480,000	04/08/2021

**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 six months.~~

This Statement of Information was prepared on:

15/10/2021 10:31



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**216/82 Bulla Rd STRATHMORE 3041 (REI)**

Agent Comments



**Price:** \$515,000

**Method:** Private Sale

**Date:** 27/09/2021

**Property Type:** Apartment

**5/4 Gillies St ESSENDON NORTH 3041 (VG)**

Agent Comments



**Price:** \$510,000

**Method:** Sale

**Date:** 16/04/2021

**Property Type:** Flat/Unit/Apartment (Res)

**3/7 Elstone Ct NIDDRIE 3042 (VG)**

Agent Comments



**Price:** \$480,000

**Method:** Sale

**Date:** 04/08/2021

**Property Type:** Flat/Unit/Apartment (Res)