

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

8/100 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

\$385,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Oct 2023

to

30 Sep 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

5/100 KEILOR ROAD ESSENDON NORTH VIC 3041	\$380,000	12-Jul-24
105/110 KEILOR ROAD ESSENDON NORTH VIC 3041	\$400,000	23-Jul-24
205/76 KEILOR ROAD ESSENDON NORTH VIC 3041	\$425,000	07-Oct-24

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: 08 October 2024

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**5/100 KEILOR ROAD ESSENDON
NORTH VIC 3041**

2 2 1

Sold Price

\$380,000

Sold Date

12-Jul-24

Distance

0km



**105/110 KEILOR ROAD ESSENDON
NORTH VIC 3041**

2 2 1

Sold Price

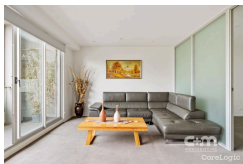
\$400,000

Sold Date

23-Jul-24

Distance

0.05km



**205/76 KEILOR ROAD ESSENDON
NORTH VIC 3041**

2 2 1

Sold Price

^{RS} **\$425,000**

Sold Date

07-Oct-24

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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