

## 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

6/48 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

\$425,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$412,750

Property type

Unit

Suburb

Essendon North

Period-from

01 Sep 2021

to

31 Aug 2022

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

13/60 KEILOR ROAD ESSENDON NORTH VIC 3041	\$390,000	03-Feb-22
20/60 KEILOR ROAD ESSENDON NORTH VIC 3041	\$327,000	12-Apr-22
7/74 KEILOR ROAD ESSENDON NORTH VIC 3041	\$455,000	12-Apr-22

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: 27 September 2022



**13/60 KEILOR ROAD ESSENDON  
NORTH VIC 3041**

2 1 1

Sold Price **\$390,000** Sold Date **03-Feb-22**

Distance **0.06km**



**20/60 KEILOR ROAD ESSENDON  
NORTH VIC 3041**

2 1 1

Sold Price **\$327,000** Sold Date **12-Apr-22**

Distance **0.06km**



**7/74 KEILOR ROAD ESSENDON  
NORTH VIC 3041**

2 1 1

Sold Price **\$455,000** Sold Date **12-Apr-22**

Distance **0.17km**



**112/76 KEILOR ROAD ESSENDON  
NORTH VIC 3041**

2 1 1

Sold Price <sup>RS</sup> **\$395,000** Sold Date **31-Aug-22**

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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