

# 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 312/64 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 \$375,000 & \$410,000

### Median sale price

Median price \$405,000 Property Type Unit Suburb Essendon North

Period - From 01/10/2022 to 30/09/2023 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	203/64 Keilor Rd ESSENDON NORTH 3041	\$418,000	14/07/2023
2	113/76 Keilor Rd ESSENDON NORTH 3041	\$410,000	12/10/2023
3	71/100 Keilor Rd ESSENDON NORTH 3041	\$389,000	15/11/2023

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: 09/01/2024 10:54



2   
 1   
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$375,000 - \$410,000

**Median Unit Price**

Year ending September 2023: \$405,000

## Comparable Properties



**203/64 Keilor Rd ESSENDON NORTH 3041**  
(REI/VG)

Agent Comments

2   
 1   
 1

**Price:** \$418,000

**Method:** Private Sale

**Date:** 14/07/2023

**Rooms:** 3

**Property Type:** Apartment



**113/76 Keilor Rd ESSENDON NORTH 3041**  
(REI/VG)

Agent Comments

2   
 1   
 1

**Price:** \$410,000

**Method:** Private Sale

**Date:** 12/10/2023

**Property Type:** Apartment



**71/100 Keilor Rd ESSENDON NORTH 3041**  
(REI)

Agent Comments

2   
 1   
 1

**Price:** \$389,000

**Method:** Private Sale

**Date:** 15/11/2023

**Property Type:** Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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