

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 49/100 Keilor Road, Essendon Vic 3040

Indicative selling price

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

Range between \$370,000 & \$400,000

Median sale price

Median price \$555,000 Property Type Unit Suburb Essendon

Period - From 01/10/2023 to 30/09/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

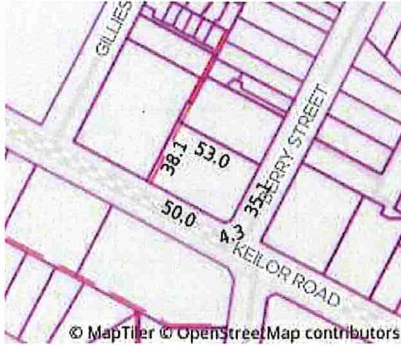
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	205/76 Keilor Rd ESSENDON NORTH 3041	\$425,000	07/10/2024
2	105/110 Keilor Rd ESSENDON NORTH 3041	\$400,000	26/08/2024
3	69/100 Keilor Rd ESSENDON NORTH 3041	\$400,000	14/08/2024

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: 12/12/2024 15:14



Property Type:
Agent Comments

Indicative Selling Price
\$370,000 - \$400,000
Median Unit Price
Year ending September 2024: \$555,000

Comparable Properties



205/76 Keilor Rd ESSENDON NORTH 3041 (REI/VG)

Agent Comments



Price: \$425,000
Method: Private Sale
Date: 07/10/2024
Property Type: Apartment



105/110 Keilor Rd ESSENDON NORTH 3041 (REI/VG)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 26/08/2024
Property Type: Unit



69/100 Keilor Rd ESSENDON NORTH 3041 (REI/VG)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 14/08/2024
Property Type: Apartment

Account - Burne Property | P: 03 9421 1173 | F: 03 9241 1153