

## 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

308/64 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,060,000

Property type

Other

Suburb

Essendon North

Period-from

01 Jan 2019

to

31 Dec 2019

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

111/1050 Mt Alexander Road Essendon VIC 3040	\$550,000	29-Jul-19
210/11 Glass Street Essendon VIC 3040	\$535,000	12-Sep-19
404/388 Keilor Road Niddrie VIC 3042	\$555,000	15-Nov-19

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: 16 January 2020



**111/1050 Mt Alexander Road  
Essendon VIC 3040**

2 2 1

Sold Price **\$550,000** Sold Date **29-Jul-19**

Distance **0.88km**



**210/11 Glass Street Essendon VIC  
3040**

2 2 1

Sold Price **\$535,000** Sold Date **12-Sep-19**

Distance **1.3km**



**404/388 Keilor Road Niddrie VIC  
3042**

2 2 1

Sold Price <sup>RS</sup> **\$555,000** Sold Date **15-Nov-19**

Distance **1.81km**

RS = Recent sale

UN = Undisclosed Sale

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