

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 410/64 Keilor Road, Essendon North, VIC 3041

Indicative selling price

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

Single Price \$494,990

Median sale price

Median price \$395,000 Property Type House Suburb Essendon North (3041)

Period - From 14/08/2023 to 14/08/2024 Source realestate.com.au

Comparable property sales

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
208/82 BULLA ROAD, STRATHMORE VIC 3041	\$528,000	18/10/2024
107/40 COLLINS STREET, ESSENDON VIC 3040	\$475,000	30/11/2024
102/294 KEILOR ROAD, ESSENDON NORTH VIC 3041	\$520,000	11/07/2024

This Statement of Information was prepared on: 13/01/2025