# 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

105/64 Keilor Road, Essendon North Vic 3041

## Indicative selling price

For the meaning of this		

Single price \$445,000

#### Median sale price

Median price	\$400,000	Pro	operty Type Unit	t		Suburb	Essendon North
Period - From	01/10/2021	to	30/09/2022	Sou	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	4/18 Gillies St ESSENDON NORTH 3041	\$425,000	09/09/2022
2	404/64 Keilor Rd ESSENDON NORTH 3041	\$400,000	06/08/2022
3	112/76 Keilor Rd ESSENDON NORTH 3041	\$395,000	31/08/2022

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:

18/11/2022 12:32









Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$445,000 Median Unit Price Year ending September 2022: \$400,000

# **Comparable Properties**



Price: \$425,000 Method: Sold Before Auction Date: 09/09/2022

Property Type: Unit

2



404/64 Keilor Rd ESSENDON NORTH 3041 (REI/VG)

4/18 Gillies St ESSENDON NORTH 3041 (REI)

**D** 1

Agent Comments

Agent Comments



Price: \$400,000 Method: Private Sale Date: 06/08/2022 Property Type: Apartment

112/76 Keilor Rd ESSENDON NORTH 3041 (VG) Agent Comments



Price: \$395,000 Method: Sale Date: 31/08/2022 Property Type: Flat/Unit/Apartment (Res)

#### Account - Ray Mascaro & Co | P: 03 94607422 | F: 03 94607634



Propertydata

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