

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 price see consumer.vic.gov.au/underquoting

Single price

\$445,000

Median sale price

Median price

\$400,000

Property Type

Unit

Suburb

Essendon North

Period - From

01/10/2021

to

30/09/2022

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	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



4/18 Gillies St ESSENDON NORTH 3041 (REI)

Agent Comments



Price: \$425,000

Method: Sold Before Auction

Date: 09/09/2022

Property Type: Unit



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

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)

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