

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 5/60 Keilor Road, Essendon, VIC 3040

Indicative selling price

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

Single Price \$339,000

Median sale price

Median price \$495,550 Property Type House Suburb Essendon (3040)

Period - From 10/08/2021 to 11/08/2022 Source REA

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
231/2 GILLIES STREET, ESSENDON NORTH VIC 3041	\$350,000	09/12/2021
45/100 KEILOR ROAD, ESSENDON NORTH VIC 3041	\$370,000	07/12/2021
409/110 KEILOR ROAD, ESSENDON NORTH VIC 3041	\$385,000	04/10/2021

This Statement of Information was prepared on: 29/09/2022