

STATEMENT OF INFORMATION

110/110 KEILOR ROAD, ESSENDON NORTH, VIC 3041

PREPARED BY JOE BONIFAZIO, THE HOPKINS GROUP, PHONE: 0425859943

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



110/110 KEILOR ROAD, ESSENDON

1 1 1

Indicative Selling Price

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

Single Price: 329,000

Provided by: Joe Bonifazio, The Hopkins Group

MEDIAN SALE PRICE



ESSENDON NORTH, VIC, 3041

Suburb Median Sale Price (Unit)

\$390,500

01 April 2022 to 31 March 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



306/1C BERRY ST, ESSENDON NORTH, VIC

1 1 1

Sale Price

***\$350,000**

Sale Date: 14/04/2023

Distance from Property: 53m



212/36 COLLINS ST, ESSENDON, VIC 3040

1 1 1

Sale Price

****\$335,000**

Sale Date: 22/03/2023

Distance from Property: 450m



7/36 COLLINS ST, ESSENDON, VIC 3040

1 1 1

Sale Price

***\$337,500**

Sale Date: 21/03/2023

Distance from Property: 450m



This report has been compiled on 19/04/2023 by The Hopkins Group. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

110/110 KEILOR ROAD, ESSENDON NORTH, VIC 3041

Indicative selling price

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

Single Price:

329,000

Median sale price

Median price

\$390,500

Property type

Unit

Suburb

ESSENDON NORTH

Period

01 April 2022 to 31 March 2023

Source



Comparable property sales

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

306/1C BERRY ST, ESSENDON NORTH, VIC 3041	*\$350,000	14/04/2023
212/36 COLLINS ST, ESSENDON, VIC 3040	**\$335,000	22/03/2023
7/36 COLLINS ST, ESSENDON, VIC 3040	*\$337,500	21/03/2023

This Statement of Information was prepared on:

19/04/2023