

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

3/241 Keilor Road Essendon VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$634,500

Property type

Unit

Suburb

Essendon

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

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 6 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

2/139 Cooper Street Essendon VIC 3040	\$845,000	29-Sep-21
8/77 Coghlan Street Niddrie VIC 3042	\$825,000	16-Jun-21
6/13 Schofield Street Essendon VIC 3040	\$795,000	02-Jul-21

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 6 months.~~

This Statement of Information was prepared on: 01 December 2021

Scott Latham
P 93748374
M 0457817772
E slatham@bradteal.com.au



2/139 Cooper Street Essendon VIC 3040

 3  2  2

Sold Price

\$845,000

Sold Date

29-Sep-21

Distance

0.16km



8/77 Coghlan Street Niddrie VIC 3042

 3  2  2

Sold Price

\$825,000

Sold Date

16-Jun-21

Distance

1.37km



6/13 Schofield Street Essendon VIC 3040

 3  2  2

Sold Price

\$795,000

Sold Date

02-Jul-21

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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