

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

205/76 KEILOR ROAD ESSENDON NORTH VIC 3041

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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Sep 2023

to

31 Aug 2024

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

105/110 KEILOR ROAD ESSENDON NORTH VIC 3041	\$400,000	27-Aug-24
403/64 KEILOR ROAD ESSENDON NORTH VIC 3041	\$405,000	14-Aug-24
208/294 KEILOR ROAD ESSENDON NORTH VIC 3041	\$420,000	29-Jun-24

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: 12 September 2024



**105/110 KEILOR ROAD ESSENDON
NORTH VIC 3041**

 2  2  1

Sold Price

^{RS} **\$400,000**

Sold Date **27-Aug-24**

Distance **0.15km**



**403/64 KEILOR ROAD ESSENDON
NORTH VIC 3041**

 2  1  1

Sold Price

^{RS} **\$405,000**

Sold Date **14-Aug-24**

Distance **0.1km**



**208/294 KEILOR ROAD ESSENDON
NORTH VIC 3041**

 2  1  1

Sold Price

\$420,000

Sold Date **29-Jun-24**

Distance **1.03km**

RS = Recent sale **UN** = Undisclosed Sale

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