

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

203/76 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

\$370,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Nov 2022

to

31 Oct 2023

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

113/76 KEILOR ROAD ESSENDON NORTH VIC 3041	\$410,000	12-Oct-23
203/64 KEILOR ROAD ESSENDON NORTH VIC 3041	\$418,000	14-Jul-23
308/76 KEILOR ROAD ESSENDON NORTH VIC 3041	\$440,000	04-Oct-23

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: 02 November 2023



**113/76 KEILOR ROAD ESSENDON
NORTH VIC 3041**

Sold Price

^{RS}

\$410,000

Sold Date

12-Oct-23

2

1

1

Distance

0km



**203/64 KEILOR ROAD ESSENDON
NORTH VIC 3041**

Sold Price

\$418,000

Sold Date

14-Jul-23

2

1

1

Distance

0.1km



**308/76 KEILOR ROAD ESSENDON
NORTH VIC 3041**

Sold Price

^{RS}

\$440,000

Sold Date

04-Oct-23

2

1

1

Distance

0km



**211/1C BERRY STREET ESSENDON
NORTH VIC 3041**

Sold Price

\$390,000

Sold Date

22-May-23

2

1

1

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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