

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

26/60 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

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$391,250

Property type

Unit

Suburb

Essendon North

Period-from

01 Mar 2024

to

28 Feb 2025

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

1/60 KEILOR ROAD ESSENDON NORTH VIC 3041	\$405,000	05-Dec-24
205/76 KEILOR ROAD ESSENDON NORTH VIC 3041	\$425,000	25-Sep-24
417/2 GILLIES STREET ESSENDON NORTH VIC 3041	\$427,500	31-Oct-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: 13 March 2025



**1/60 KEILOR ROAD ESSENDON
NORTH VIC 3041**

Sold Price

\$405,000

Sold Date

05-Dec-24

 2

 1

 1

Distance

0km



**205/76 KEILOR ROAD ESSENDON
NORTH VIC 3041**

Sold Price

\$425,000

Sold Date

25-Sep-24

 2

 2

 1

Distance

0.14km



**417/2 GILLIES STREET ESSENDON
NORTH VIC 3041**

Sold Price

\$427,500

Sold Date

31-Oct-24

 2

 2

 1

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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