

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

5/48 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

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Dec 2023

to

30 Nov 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

3/44 KERFERD STREET ESSENDON NORTH VIC 3041	\$415,000	05-Aug-24
1/48 KEILOR ROAD ESSENDON NORTH VIC 3041	\$410,500	25-Jul-24
4/44 KERFERD STREET ESSENDON NORTH VIC 3041	\$408,000	29-Aug-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: 05 December 2024



3/44 KERFERD STREET ESSENDON Sold Price

\$415,000 Sold Date **05-Aug-24**

 2  1  -

Distance **0.5km**



1/48 KEILOR ROAD ESSENDON Sold Price

Sold Price

\$410,500 Sold Date **25-Jul-24**

 2  1  -

Distance **0km**



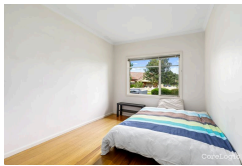
4/44 KERFERD STREET Sold Price

Sold Price

\$408,000 Sold Date **29-Aug-24**

 2  1  1

Distance **0.5km**



1/92 KERFERD STREET ESSENDON Sold Price

Sold Price

\$384,950 Sold Date **21-Jun-24**

 2  1  1

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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