

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 5/74 Keilor Road, Essendon North, VIC 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$300,000

&

\$330,000

Median sale price

Median price

\$551,000

Property Type

House

Suburb

Essendon (3040)

Period - From

19/03/2017

to

19/07/2017

Source

<https://propertydata.realestateview.com.au/pr>

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
402/388 KEILOR ROAD, NIDDRIE VIC 3042	\$380,000	27/01/2017
87/100 KEILOR ROAD, ESSENDON NORTH VIC 3041	\$380,000	27/01/2017
1/5 THISTLE STREET, ESSENDON VIC 3040	\$365,000	19/07/2017

This Statement of Information was prepared on: 19/02/2020