

# 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 45/100 Keilor Road, Essendon North, VIC 3041

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$370,000

&

\$390,000

### Median sale price

Median price

\$485,000

Property Type

Apartment

Suburb

Essendon North (3041)

Period - From

02/02/2020

to

01/02/2021

Source

PDOL

### 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
114/1044-1046 MT ALEXANDER ROAD, ESSENDON VIC 3040	\$415,000	22/12/2020
203/64 KEILOR ROAD, ESSENDON NORTH VIC 3041	\$410,000	30/10/2020
17/100 KEILOR ROAD, ESSENDON NORTH VIC 3041	\$400,000	15/12/2020

This Statement of Information was prepared on: 23/07/2021