

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 4/74 Keilor Road, Essendon North, VIC 3041

Indicative selling price

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

Price Range

\$335,000

&

\$365,000

Median sale price

Median price

\$448,750

Property Type

House

Suburb

Essendon North (3041)

Period - From

17/03/2020

to

17/03/2021

Source

realestate.com

Comparable property sales

A

These are two 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

8/30 RICHARDSON STREET, ESSENDON VIC 3040	\$335,000	02/12/2020
113/1005 MT ALEXANDER ROAD, ESSENDON VIC 3040	\$360,000	23/11/2020

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 six months.

This Statement of Information was prepared on: 17/03/2021