



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

25/60 Keilor Road, Essendon North, VIC 3041

INDICATIVE SELLING PRICE

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

Single Price \$410,000

MEDIAN SALE PRICE

Median price \$380,000 | House | Essendon North (3041)

Period - From 6 September 2018 to 9 September 2019 | Source - realestate.com

COMPARABLE PROPERTY SALES

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
68/100 KEILOR ROAD, ESSENDON NORTH VIC 3041	\$397,500	31/07/2018
109/76 KEILOR ROAD, ESSENDON NORTH VIC 3041	\$407,000	08/04/2018
15/2 GILLIES STREET, ESSENDON NORTH VIC 3041	\$420,000	08/07/2018