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	1/76 Keilor Road, Essendon North Vic 3041

Indicative selling price

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

Single price $429,000

Median sale price

Median price $410,000 Property Type Unit Suburb Essendon North

Period - From 01/10/2021 to 31/12/2021 Source REIV

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

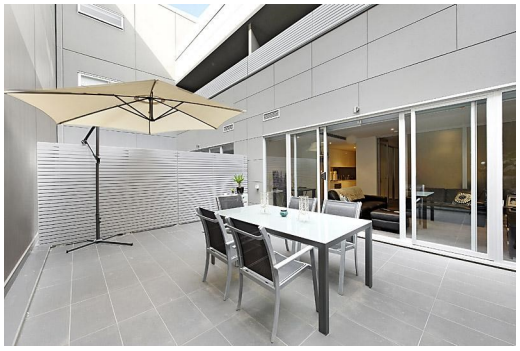
	Address of comparable property	Price	Date of sale
1	107/1c Berry St ESSENDON NORTH 3041	$400,000	07/12/2021
2	13/60 Keilor Rd ESSENDON NORTH 3041	$390,000	03/02/2022
3	45/100 Keilor Rd ESSENDON NORTH 3041	$370,000	07/12/2021

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 six months.~~

This Statement of Information was prepared on: 15/02/2022 11:08

1/76 Keilor Road, Essendon North Vic 3041



2 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$429,000
Median Unit Price
December quarter 2021: $410,000

Comparable Properties



107/1c Berry St ESSENDON NORTH 3041 (REI)

2 1 1

Price: $400,000
Method: Private Sale
Date: 07/12/2021
Property Type: Apartment

Agent Comments



13/60 Keilor Rd ESSENDON NORTH 3041 (REI)

2 1 1

Price: $390,000
Method: Private Sale
Date: 03/02/2022
Rooms: 3
Property Type: Apartment

Agent Comments



45/100 Keilor Rd ESSENDON NORTH 3041 (REI)

2 2 1

Price: $370,000
Method: Private Sale
Date: 07/12/2021
Property Type: Apartment

Agent Comments

Account - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884

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