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	5/48 KEILOR ROAD ESSENDON NORTH VIC 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$370,000	&	$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$408,000	Property type	Unit	Suburb	Essendon North
Period-from	01 Dec 2023	to	30 Nov 2024	Source	Corelogic

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 6 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
3/44 KERFERD STREET ESSENDON NORTH VIC 3041	$415,000	05-Aug-24
1/48 KEILOR ROAD ESSENDON NORTH VIC 3041	$410,500	25-Jul-24
4/44 KERFERD STREET ESSENDON NORTH VIC 3041	$408,000	29-Aug-24

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 6 months.~~

This Statement of Information was prepared on: 05 December 2024

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3/44 KERFERD STREET ESSENDON NORTH VIC 3041

2 1 -

Sold Price **$415,000** Sold Date **05-Aug-24**

Distance **0.5km**



1/48 KEILOR ROAD ESSENDON NORTH VIC 3041

2 1 -

Sold Price **$410,500** Sold Date **25-Jul-24**

Distance **0km**

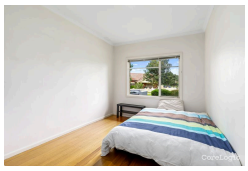


4/44 KERFERD STREET ESSENDON NORTH VIC 3041

2 1 1

Sold Price **$408,000** Sold Date **29-Aug-24**

Distance **0.5km**



1/92 KERFERD STREET ESSENDON NORTH VIC 3041

2 1 1

Sold Price **$384,950** Sold Date **21-Jun-24**

Distance **1.03km**

RS = Recent sale **UN** = Undisclosed Sale

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