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	3/6 Keam Street, Essendon North Vic 3041

Indicative selling price

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

Single price	$849,000

Median sale price

Median price	$400,000	Property Type	Unit	Suburb	Essendon North
Period - From	01/07/2023	to	30/06/2024	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	2/92 Bowes Av AIRPORT WEST 3042	$845,000	26/09/2024
2	2/4-6 Richardson St ESSENDON 3040	$822,000	21/09/2024
3	24 Hutchison St NIDDRIE 3042	$855,000	10/09/2024

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: 01/10/2024 16:47

3/6 Keam Street, Essendon North Vic 3041

Kieran Moloney
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3 2 1

Rooms: 5
Property Type: Unit

Agent Comments

Neat & tidy townhouse offering 3 bed, 2 bath & 1 car in a block of 6.

Indicative Selling Price
$849,000
Median Unit Price
Year ending June 2024: $400,000

Comparable Properties



2/92 Bowes Av AIRPORT WEST 3042 (REI)

3 2 2

Price: $845,000
Method: Private Sale
Date: 26/09/2024
Property Type: Townhouse (Res)

Agent Comments

Newer townhouse with a double garage. Inferior location.



2/4-6 Richardson St ESSENDON 3040 (REI)

3 2 1

Price: $822,000
Method: Auction Sale
Date: 21/09/2024
Property Type: Townhouse (Res)

Agent Comments

Older more original townhouse. Superior location.



24 Hutchison St NIDDRIE 3042 (REI)

3 2 2

Price: $855,000
Method: Private Sale
Date: 10/09/2024
Property Type: Townhouse (Res)

Agent Comments

Same accommodation in a smaller block. Inferior location.

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