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	105/76 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	$410,000	&	$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$390,500	Property type	Unit	Suburb	Essendon North
Period-from	01 May 2024	to	30 Apr 2025	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
207/82 BULLA ROAD STRATHMORE VIC 3041	$425,000	14-Nov-24
109/316 PASCOE VALE ROAD ESSENDON VIC 3040	$410,000	09-Dec-24
213/324 PASCOE VALE ROAD ESSENDON VIC 3040	$415,000	01-Jan-25

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 May 2025

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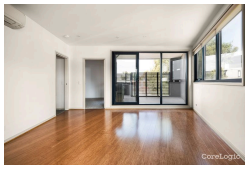
207/82 BULLA ROAD STRATHMORE VIC 3041

2 1 1

Sold Price **$425,000** Sold Date **14-Nov-24**

Distance **0.69km**



109/316 PASCOE VALE ROAD ESSENDON VIC 3040

2 1 1

Sold Price **$410,000** Sold Date **09-Dec-24**

Distance **1.87km**



213/324 PASCOE VALE ROAD ESSENDON VIC 3040

2 1 1

Sold Price **$415,000** Sold Date **01-Jan-25**

Distance **1.91km**

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

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