

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 294 KEILOR ROAD, ESSENDON NORTH VIC 3041

Indicative selling price

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

Unit type or class	Single price		Lower price	To	Higher price
2 Bedroom, 1 Bathroom Apartments	N/A	Or range between	\$450,000		\$460,000
2 Bedroom, 2 Bathroom Apartments	\$620,000	Or range between	N/A		N/A

Suburb unit median sale price

Median price	\$405,000	Suburb	ESSENDON NORTH VIC 3041		
Period - From	31/10/2018	To	31/10/2019	Source	www.realestate.com.au

Comparable property sales

Unit type or class	Address of comparable unit	Price	Date of sale
2 Bedroom, 1 Bathroom Apartments	1. 308/16 Leake Street, Essendon Vic 3040	\$457,500	06/09/2019
	2. 3/117 Lincoln Road, Essendon Vic 3040	\$475,000	23/09/2019
	3. 107/40 Collins Street, Essendon Vic 3040	\$478,000	05/06/2019

Unit type or class	Address of comparable unit	Price	Date of sale
2 Bedroom, 2 Bathroom Apartments	1. 2/42 Ruby Street, Essendon West Vic 3040	\$620,000	26/07/2019
	2. 4/6 Braemar Street, Essendon Vic 3040	\$632,500	09/11/2019
	3. 4/26 Winifred Street, Essendon Vic 3040	\$635,000	23/06/2019

This Statement of Information was prepared on:

03/12/2019