

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

114/294 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

\$495,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Oct 2023

to

30 Sep 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

7/4 GILLIES STREET ESSENDON NORTH VIC 3041	\$535,000	16-Aug-24
103/252A UNION ROAD MOONEE PONDS VIC 3039	\$500,000	02-Aug-24
312/1050 MT ALEXANDER ROAD ESSENDON VIC 3040	\$535,000	14-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: 28 October 2024



**7/4 GILLIES STREET ESSENDON
NORTH VIC 3041**

2 1 1

Sold Price

^{RS} **\$535,000**

Sold Date **16-Aug-24**

Distance **0.89km**



**103/252A UNION ROAD MOONEE
PONDS VIC 3039**

2 2 1

Sold Price

\$500,000

Sold Date **02-Aug-24**

Distance **4.17km**



**312/1050 MT ALEXANDER ROAD
ESSENDON VIC 3040**

2 2 1

Sold Price

^{RS} **\$535,000**

Sold Date **14-Aug-24**

Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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