

## 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

310/110 KEILOR ROAD ESSENDON NORTH VIC 3041

### Indicative selling price

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

Single Price

or range  
between

\$340,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Feb 2024

to

31 Jan 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

210/110 KEILOR ROAD ESSENDON NORTH VIC 3041	\$324,990	16-Jan-25
102/388 KEILOR ROAD NIDDRIE VIC 3042	\$340,000	17-Jan-25
401/1005 MT ALEXANDER ROAD ESSENDON VIC 3040	\$340,000	24-Dec-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: 07 February 2025



**210/110 KEILOR ROAD ESSENDON  
 NORTH VIC 3041**

Sold Price

<sup>RS</sup> **\$324,990**

Sold Date **16-Jan-25**

1 1 1

Distance **0km**



**102/388 KEILOR ROAD NIDDRIE  
 VIC 3042**

Sold Price

<sup>RS</sup> **\$340,000**

Sold Date **17-Jan-25**

1 1 1

Distance **1.56km**



**401/1005 MT ALEXANDER ROAD  
 ESSENDON VIC 3040**

Sold Price

Sold Date **24-Dec-24**

1 1 1

Distance **0.97km**

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

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