

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

107/294 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,500

Property type

Unit

Suburb

Essendon North

Period-from

01 Apr 2024

to

31 Mar 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

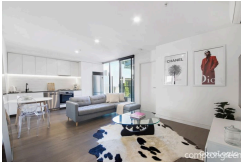
Date of sale

211/82 BULLA ROAD STRATHMORE VIC 3041	\$355,000	11-Feb-25
109/1005 MT ALEXANDER ROAD ESSENDON VIC 3040	\$350,000	03-Dec-24
1/2 BERRY STREET ESSENDON NORTH VIC 3041	\$355,000	01-Mar-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: 17 April 2025



211/82 BULLA ROAD STRATHMORE VIC 3041 Sold Price ^{RS} **\$355,000** Sold Date **11-Feb-25**

 1  1  1

Distance **0.95km**



109/1005 MT ALEXANDER ROAD ESSENDON VIC 3040 Sold Price **\$350,000** Sold Date **03-Dec-24**

 1  1  -

Distance **1.83km**



1/2 BERRY STREET ESSENDON NORTH VIC 3041 Sold Price ^{RS} **\$355,000** ^{UN} Sold Date **01-Mar-25**

 1  1  1

Distance **1.02km**

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

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