

## 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

303/294 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

\$578,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$403,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Dec 2023

to

30 Nov 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

3/12 BALMORAL STREET ESSENDON VIC 3040	\$640,000	09-Aug-24
504/1005 MT ALEXANDER ROAD ESSENDON VIC 3040	\$575,000	22-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: 20 December 2024

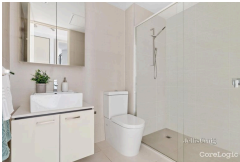


**3/12 BALMORAL STREET  
ESSENDON VIC 3040**

2 2 1

Sold Price **\$640,000** Sold Date **09-Aug-24**

Distance **1.64km**



**504/1005 MT ALEXANDER ROAD  
ESSENDON VIC 3040**

2 2 1

Sold Price **\$575,000** Sold Date **22-Aug-24**

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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