

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

2/222 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

\$540,000

&

\$580,000

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

1/222 KEILOR ROAD ESSENDON NORTH VIC 3041	\$535,000	02-Oct-24
216/82 BULLA ROAD STRATHMORE VIC 3041	\$540,000	29-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: 10 December 2024



**1/222 KEILOR ROAD ESSENDON
NORTH VIC 3041**

2 2 1

Sold Price

\$535,000

Sold Date

02-Oct-24

Distance

0km



**216/82 BULLA ROAD
STRATHMORE VIC 3041**

2 2 1

Sold Price

\$540,000

Sold Date

29-Aug-24

Distance

0.8km



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

2 2 1

Sold Price

^{RS} **\$575,000**

Sold Date

22-Aug-24

Distance

1.61km

RS = Recent sale

UN = Undisclosed Sale

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