

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

113/110 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

\$370,000

&

\$380,000

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

101/1C BERRY STREET ESSENDON NORTH VIC 3041	\$400,000	31-Jan-25
202/76 KEILOR ROAD ESSENDON NORTH VIC 3041	\$370,000	24-Nov-24
212/76 KEILOR ROAD ESSENDON NORTH VIC 3041	\$385,000	28-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: 08 April 2025



**101/1C BERRY STREET ESSENDON
NORTH VIC 3041**

Sold Price **\$400,000** Sold Date **31-Jan-25**

 2  1  1

Distance **0.05km**

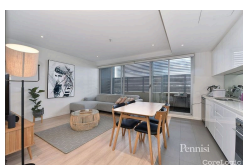


**202/76 KEILOR ROAD ESSENDON
NORTH VIC 3041**

Sold Price **\$370,000** Sold Date **24-Nov-24**

 2  1  1

Distance **0.15km**



**212/76 KEILOR ROAD ESSENDON
NORTH VIC 3041**

Sold Price **\$385,000** Sold Date **28-Dec-24**

 2  1  1

Distance **0.15km**

RS = Recent sale UN = Undisclosed Sale

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