

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

115/110 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

\$390,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Jan 2024

to

31 Dec 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

133/2 GILLIES STREET ESSENDON NORTH VIC 3041	\$386,000	06-Jan-25
202/110 KEILOR ROAD ESSENDON NORTH VIC 3041	\$400,000	04-Dec-24
105/110 KEILOR ROAD ESSENDON NORTH VIC 3041	\$400,000	23-Jul-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: 30 January 2025



133/2 GILLIES STREET ESSENDON Sold Price **\$386,000** Sold Date **06-Jan-25**
NORTH VIC 3041

2 2 1

Distance **0km**



202/110 KEILOR ROAD ESSENDON Sold Price **\$400,000** Sold Date **04-Dec-24**
NORTH VIC 3041

2 2 1

Distance **0km**



105/110 KEILOR ROAD ESSENDON Sold Price Sold Date **23-Jul-24**
NORTH VIC 3041

2 2 1

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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