

## 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

102/294 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

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Feb 2023

to

31 Jan 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

1/4 GILLIES STREET ESSENDON NORTH VIC 3041	\$530,000	22-Dec-23
311/64 KEILOR ROAD ESSENDON NORTH VIC 3041	\$530,000	07-Sep-23
11/74 KEILOR ROAD ESSENDON NORTH VIC 3041	\$530,000	15-Feb-23

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: 14 February 2024


**1/4 GILLIES STREET ESSENDON  
NORTH VIC 3041**
 2   
  1   
  1

Sold Price

**\$530,000**

Sold Date

**22-Dec-23**

Distance

**0.86km**

**311/64 KEILOR ROAD ESSENDON  
NORTH VIC 3041**
 2   
  2   
  1

Sold Price

Sold Date

**07-Sep-23**

Distance

**1.13km**

**11/74 KEILOR ROAD ESSENDON  
NORTH VIC 3041**
 2   
  1   
  1

Sold Price

Sold Date

**15-Feb-23**

Distance

**1.05km**

RS = Recent sale

UN = Undisclosed Sale

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