

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

G5/110 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

\$300,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,455,000

Property type

Other

Suburb

Essendon North

Period-from

01 Apr 2022

to

31 Mar 2023

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

122/2 GILLIES STREET ESSENDON NORTH VIC 3041	\$340,000	15-Nov-22
308/110 KEILOR ROAD ESSENDON NORTH VIC 3041	\$330,000	20-Jan-23
403/110 KEILOR ROAD ESSENDON NORTH VIC 3041	\$325,000	12-Aug-22

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: 06 April 2023



122/2 GILLIES STREET ESSENDON NORTH VIC 3041 Sold Price **\$340,000** Sold Date **15-Nov-22**
 Distance **0km**
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308/110 KEILOR ROAD ESSENDON NORTH VIC 3041 Sold Price **\$330,000** Sold Date **20-Jan-23**
 Distance **0km**
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403/110 KEILOR ROAD ESSENDON NORTH VIC 3041 Sold Price **\$325,000** Sold Date **12-Aug-22**
 Distance **0km**
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RS = Recent sale UN = Undisclosed Sale

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