

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

3/12 TREADWELL 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$401,500

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

4/222 KEILOR ROAD ESSENDON NORTH VIC 3041	\$575,000	09-Nov-23
307/388 KEILOR ROAD NIDDRIE VIC 3042	\$540,000	29-Oct-23
311/64 KEILOR ROAD ESSENDON NORTH VIC 3041	\$530,000	07-Sep-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: 01 February 2024

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4/222 KEILOR ROAD ESSENDON NORTH VIC 3041

Sold Price

RS

\$575,000

Sold Date

09-Nov-23

2

2

1

Distance

0.48km



307/388 KEILOR ROAD NIDDRIE VIC 3042

Sold Price

\$540,000

Sold Date

29-Oct-23

2

2

1

Distance

0.45km



311/64 KEILOR ROAD ESSENDON NORTH VIC 3041

Sold Price

\$530,000

Sold Date

07-Sep-23

2

2

1

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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