

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

303/294 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

\$578,000

or range
between

&

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

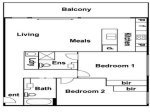
Date of sale

3/6 STURT STREET ESSENDON VIC 3040	\$577,500	25-Nov-24
216/82 BULLA ROAD STRATHMORE VIC 3041	\$540,000	29-Aug-24
504/1005 MT ALEXANDER ROAD ESSENDON VIC 3040	\$575,000	22-Aug-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



3/6 STURT STREET ESSENDON VIC 3040 Sold Price

\$577,500 Sold Date **25-Nov-24**

2 2 1

Distance **1.98km**



216/82 BULLA ROAD STRATHMORE VIC 3041

Sold Price

\$540,000 Sold Date **29-Aug-24**

2 2 1

Distance **0.96km**



504/1005 MT ALEXANDER ROAD ESSENDON VIC 3040

Sold Price

\$575,000 Sold Date **22-Aug-24**

2 2 1

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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