

## 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

407/110 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

\$350,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

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

306/1C BERRY STREET ESSENDON NORTH VIC 3041	\$350,000	14-Apr-23
7/36 COLLINS STREET ESSENDON VIC 3040	\$337,500	21-Mar-23
308/110 KEILOR ROAD ESSENDON NORTH VIC 3041	\$330,000	20-Jan-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: 19 April 2023



**306/1C BERRY STREET ESSENDON  
 NORTH VIC 3041**

Sold Price

<sup>RS</sup> **\$350,000**

Sold Date

**14-Apr-23**

1 1 1

Distance

**0.04km**



**7/36 COLLINS STREET ESSENDON  
 VIC 3040**

Sold Price

<sup>RS</sup> **\$337,500**

Sold Date

**21-Mar-23**

1 1 1

Distance

**0.44km**



**308/110 KEILOR ROAD ESSENDON  
 NORTH VIC 3041**

Sold Price

**\$330,000**

Sold Date

**20-Jan-23**

3 1 1

Distance

**0km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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