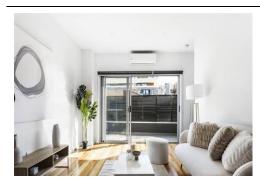
#### 4/12 Treadwell Road, Essendon North Vic 3041



2 Bed 2 Bath 1 Car Property Type: Townhouse Indicative Selling Price \$585,000 Median House Price Year ending December 2022: \$399,000

### **Comparable Properties**



## 2/82 Richardson Street, Essendon 3040 (REI/VG)

2 Bed 2 Bath 1 Car Price: \$600,000

Method: Sold Before Auction

Date: 27/11/2022

**Property Type:** Townhouse (Res)

**Agent Comments:** Modern three level townhouse with

garage, small balcony off living zone.



#### 6/27 Dudley Street, Essendon North 3041 (REI)

2 Bed 1 Bath 1 Car Price: \$595,000 Method: Private Sale Date: 19/02/2023

**Property Type:** Townhouse (Single)

**Agent Comments:** Two level modern townhouse, one bathroom plus powder room. Car space, no garage.



#### 5/222 Keilor Road, Essendon North 3041 (REI)

2 Bed 2 Bath 1 Car Price: \$590,000 Method: Private Sale Date: 22/02/2023

**Property Type:** Apartment

**Agent Comments:** Modern two level apartment, comparable accommodation. Inferior parking/storage via

basement car space.

#### Statement of Information

# Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered <u>for sale</u>									
Address									
Including suburb or	4/12 Treadwell Road, Essendon North Vic 3041								
locality and postcode									

#### **Indicative selling price**

For the meaning of this price see consumer.vic.gov.au/underquoting

5,000

#### Median sale price

Median price	\$399,000		Unit	х	Suburb	Essen	don North	
Period - From	01/01/2022	to	31/12/20	022	S	Source	REIV	

#### **Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last six 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
2/82 Richardson Street, ESSENDON 3040	\$600,000	27/11/2022
6/27 Dudley Street, ESSENDON NORTH 3041	\$595,000	19/01/2023
5/222 Keilor Road, ESSENDON NORTH 3041	\$590,000	22/02/2023

This Statement of Information was prepared on:	10/07/2023
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