

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 for sale

Address
Including suburb or
locality and postcode

4/12 Treadwell Road, Essendon North Vic 3041

Indicative selling price

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

Single price

\$585,000

Median sale price

Median price

\$399,000

Unit

x

Suburb

Essendon North

Period - From

01/01/2022

to

31/12/2022

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