

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

208/294 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

or range
between

\$375,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$397,500

Property type

Unit

Suburb

Essendon North

Period-from

01 Jun 2023

to

31 May 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

3/294 KEILOR ROAD ESSENDON NORTH VIC 3041	\$381,000	18-Mar-24
104/294 KEILOR ROAD ESSENDON NORTH VIC 3041	\$435,000	20-Jan-24
106/64 KEILOR ROAD ESSENDON NORTH VIC 3041	\$385,000	17-Jan-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: 24 June 2024



**3/294 KEILOR ROAD ESSENDON
NORTH VIC 3041**

 2  1  1

Sold Price **\$381,000** Sold Date **18-Mar-24**

Distance **0.01km**



**104/294 KEILOR ROAD ESSENDON
NORTH VIC 3041**

 2  1  1

Sold Price **\$435,000** Sold Date **20-Jan-24**

Distance **0.01km**



**106/64 KEILOR ROAD ESSENDON
NORTH VIC 3041**

 2  1  1

Sold Price **\$385,000** Sold Date **17-Jan-24**

Distance **1.13km**

RS = Recent sale UN = Undisclosed Sale

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