

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

213/294 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

\$455,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$392,500

Property type

Unit

Suburb

Essendon North

Period-from

01 Sep 2023

to

31 Aug 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

208/294 KEILOR ROAD ESSENDON NORTH VIC 3041	\$420,000	29-Jun-24
401/110 KEILOR ROAD ESSENDON NORTH VIC 3041	\$447,500	27-Jul-24
407/64 KEILOR ROAD ESSENDON NORTH VIC 3041	\$460,000	27-Apr-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.~~

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208/294 KEILOR ROAD ESSENDON Sold Price **\$420,000** Sold Date **29-Jun-24**
NORTH VIC 3041

 2  1  1

Distance **0km**



401/110 KEILOR ROAD ESSENDON Sold Price ^{RS} **\$447,500** Sold Date **27-Jul-24**
NORTH VIC 3041

 2  1  1

Distance **0.88km**



407/64 KEILOR ROAD ESSENDON Sold Price **\$460,000** Sold Date **27-Apr-24**
NORTH VIC 3041

 2  2  1

Distance **1.13km**

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

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