

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

310/110 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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Feb 2024

to

31 Jan 2025

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

210/110 KEILOR ROAD ESSENDON NORTH VIC 3041	\$324,990	16-Jan-25
102/388 KEILOR ROAD NIDDRIE VIC 3042	\$340,000	17-Jan-25
401/1005 MT ALEXANDER ROAD ESSENDON VIC 3040	\$340,000	24-Dec-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: 07 February 2025



210/110 KEILOR ROAD ESSENDON NORTH VIC 3041

Sold Price

^{RS}

\$324,990

Sold Date

16-Jan-25



1



1



1

Distance

0km



102/388 KEILOR ROAD NIDDRIE VIC 3042

Sold Price

^{RS}

\$340,000

Sold Date

17-Jan-25



1



1



1

Distance

1.56km



401/1005 MT ALEXANDER ROAD ESSENDON VIC 3040

Sold Price

Sold Date

24-Dec-24



1



1



1

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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