

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

407/110 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

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Apr 2022

to

31 Mar 2023

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

306/1C BERRY STREET ESSENDON NORTH VIC 3041	\$350,000	14-Apr-23
7/36 COLLINS STREET ESSENDON VIC 3040	\$337,500	21-Mar-23
308/110 KEILOR ROAD ESSENDON NORTH VIC 3041	\$330,000	20-Jan-23

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: 19 April 2023



306/1C BERRY STREET ESSENDON NORTH VIC 3041

Sold Price

^{RS} **\$350,000**

Sold Date

14-Apr-23

 1  1  1

Distance

0.04km



7/36 COLLINS STREET ESSENDON VIC 3040

Sold Price

^{RS} **\$337,500**

Sold Date

21-Mar-23

 1  1  1

Distance

0.44km



308/110 KEILOR ROAD ESSENDON NORTH VIC 3041

Sold Price

\$330,000

Sold Date

20-Jan-23

 3  1  1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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