

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

1/12 Treadwell Road, Essendon North Vic 3041

Indicative selling price

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

Range between \$600,000 & \$630,000

Median sale price

Median price \$425,000 Property Type Unit Suburb Essendon North

Period - From 01/01/2024 to 31/03/2024 Source REIV

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 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
1	3/27 Dudley St ESSENDON NORTH 3041	\$599,000	04/03/2024
2	3/222 Keilor Rd ESSENDON NORTH 3041	\$550,000	17/02/2024
3	3/12 Treadwell Rd ESSENDON NORTH 3041	\$548,000	22/02/2024

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 six months.~~

This Statement of Information was prepared on:

14/05/2024 13:02



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2 2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$600,000 - \$630,000
Median Unit Price
March quarter 2024: \$425,000

Comparable Properties



3/27 Dudley St ESSENDON NORTH 3041 (REI) **Agent Comments**

2 2 1

Price: \$599,000
Method: Private Sale
Date: 04/03/2024
Rooms: 3
Property Type: Townhouse (Res)



3/222 Keilor Rd ESSENDON NORTH 3041 (REI) **Agent Comments**

2 3 1

Price: \$550,000
Method: Private Sale
Date: 17/02/2024
Property Type: Townhouse (Single)



3/12 Treadwell Rd ESSENDON NORTH 3041 (REI/VG) **Agent Comments**

2 2 1

Price: \$548,000
Method: Private Sale
Date: 22/02/2024
Property Type: Townhouse (Single)

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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