

## 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

215/110 KEILOR ROAD ESSENDON NORTH VIC 3041

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$350,000

&

\$380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Oct 2022

to

30 Sep 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

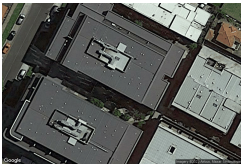
Date of sale

G24/2 GILLIES STREET ESSENDON NORTH VIC 3041	\$382,000	05-Jul-23
313/110 KEILOR ROAD ESSENDON NORTH VIC 3041	\$380,000	30-Aug-23
53/100 KEILOR ROAD ESSENDON NORTH VIC 3041	\$375,000	02-Sep-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: 18 October 2023



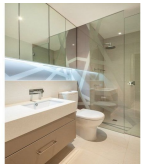
**624/2 GILLIES STREET ESSENDON NORTH VIC 3041** Sold Price <sup>RS</sup> **\$382,000** Sold Date **05-Jul-23**  
 Distance **0km**

2 2 1



**313/110 KEILOR ROAD ESSENDON NORTH VIC 3041** Sold Price **\$380,000** Sold Date **30-Aug-23**  
 Distance **0km**

2 2 1



**53/100 KEILOR ROAD ESSENDON NORTH VIC 3041** Sold Price <sup>RS</sup> **\$375,000** <sup>UN</sup> Sold Date **02-Sep-23**  
 Distance **0.05km**

2 2 1

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

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