

## 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

303/294 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

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$397,500

Property type

Unit

Suburb

Essendon North

Period-from

01 Jun 2023

to

31 May 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

214/1050 MT ALEXANDER ROAD ESSENDON VIC 3040	\$555,000	23-Apr-24
9/947 MT ALEXANDER ROAD ESSENDON VIC 3040	\$560,000	24-Jan-24
803/19 RUSSELL STREET ESSENDON VIC 3040	\$575,000	15-Feb-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: 12 June 2024



**214/1050 MT ALEXANDER ROAD  
ESSENDON VIC 3040**

2 2 1

Sold Price

**\$555,000**

Sold Date

**23-Apr-24**

Distance

**1.99km**



**9/947 MT ALEXANDER ROAD  
ESSENDON VIC 3040**

2 2 1

Sold Price

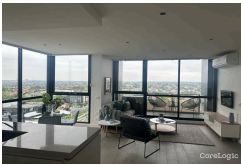
**\$560,000**

Sold Date

**24-Jan-24**

Distance

**2.14km**



**803/19 RUSSELL STREET  
ESSENDON VIC 3040**

2 2 1

Sold Price

**\$575,000**

Sold Date

**15-Feb-24**

Distance

**2.79km**

RS = Recent sale

UN = Undisclosed Sale

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