

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

317/110 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

\$399,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Nov 2022

to

31 Oct 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

205/110 KEILOR ROAD ESSENDON NORTH VIC 3041	\$410,000	31-May-23
206/110 KEILOR ROAD ESSENDON NORTH VIC 3041	\$395,000	22-Aug-23
124/2 GILLIES STREET ESSENDON NORTH VIC 3041	\$400,000	17-Oct-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: 17 November 2023

**205/110 KEILOR ROAD ESSENDON
NORTH VIC 3041**

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Sold Price

\$410,000

Sold Date

31-May-23

Distance

0km**206/110 KEILOR ROAD ESSENDON
NORTH VIC 3041**

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Sold Price

\$395,000

Sold Date

22-Aug-23

Distance

0km**124/2 GILLIES STREET ESSENDON
NORTH VIC 3041**

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Sold Price

^{RS}\$400,000

Sold Date

17-Oct-23

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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