

## 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

4/222 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

\$550,000

&

\$600,000

### 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

6/222 KEILOR ROAD ESSENDON NORTH VIC 3041	\$571,000	15-Apr-23
4/12 TREADWELL ROAD ESSENDON NORTH VIC 3041	\$565,000	21-Jul-23
1/32 EARL STREET AIRPORT WEST VIC 3042	\$600,000	16-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: 09 October 2023



**6/222 KEILOR ROAD ESSENDON  
NORTH VIC 3041**

2 2 1

Sold Price

**\$571,000**

Sold Date

**15-Apr-23**

Distance

**0km**



**4/12 TREADWELL ROAD  
ESSENDON NORTH VIC 3041**

2 2 1

Sold Price

**\$565,000**

Sold Date

**21-Jul-23**

Distance

**0.47km**



**1/32 EARL STREET AIRPORT WEST  
VIC 3042**

2 2 1

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date

**16-Sep-23**

Distance

**1.55km**

RS = Recent sale

UN = Undisclosed Sale

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