

## 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

412/110 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

\$375,000

&

\$395,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Essendon North

Period-from

01 May 2023

to

30 Apr 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

203/110 KEILOR ROAD ESSENDON NORTH VIC 3041	\$382,500	20-Jan-24
317/110 KEILOR ROAD ESSENDON NORTH VIC 3041	\$390,000	08-Dec-23
407/64 KEILOR ROAD ESSENDON NORTH VIC 3041	\$460,000	27-Apr-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: 02 May 2024



**203/110 KEILOR ROAD ESSENDON  
NORTH VIC 3041**

2 2 1

Sold Price

**\$382,500**

Sold Date

**20-Jan-24**

Distance

**0km**



**317/110 KEILOR ROAD ESSENDON  
NORTH VIC 3041**

2 2 1

Sold Price

**\$390,000**

Sold Date

**08-Dec-23**

Distance

**0.03km**



**407/64 KEILOR ROAD ESSENDON  
NORTH VIC 3041**

2 2 1

Sold Price

<sup>RS</sup> **\$460,000**

Sold Date

**27-Apr-24**

Distance

**0.25km**

RS = Recent sale

UN = Undisclosed Sale

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