

## 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

10/294 KEILOR ROAD ESSENDON NORTH VIC 3041

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://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

\$1,206,250

Property type

Other

Suburb

Essendon North

Period-from

01 Feb 2023

to

31 Jan 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

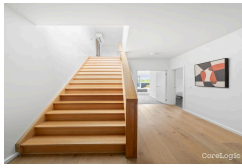
Date of sale

4/222 KEILOR ROAD ESSENDON NORTH VIC 3041	\$575,000	09-Nov-23
109/11 GLASS STREET ESSENDON VIC 3040	\$560,000	30-Aug-23
501/19 RUSSELL STREET ESSENDON VIC 3040	\$575,000	29-Nov-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: 02 February 2024



**4/222 KEILOR ROAD ESSENDON  
NORTH VIC 3041**

Sold Price

<sup>RS</sup>

**\$575,000**

Sold Date **09-Nov-23**

 2  2  1

Distance **0.22km**



**109/11 GLASS STREET ESSENDON  
VIC 3040**

Sold Price

**\$560,000**

Sold Date **30-Aug-23**

 2  2  1

Distance **2.43km**



**501/19 RUSSELL STREET  
ESSENDON VIC 3040**

Sold Price

**\$575,000**

Sold Date **29-Nov-23**

 2  2  2

Distance **2.79km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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