

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

417/2 GILLIES STREET 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

\$375,000

&

\$412,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Oct 2023

to

30 Sep 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

232/2 GILLIES STREET ESSENDON NORTH VIC 3041	\$380,000	15-May-24
105/110 KEILOR ROAD ESSENDON NORTH VIC 3041	\$400,000	23-Jul-24
412/110 KEILOR ROAD ESSENDON NORTH VIC 3041	\$385,000	15-May-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: 08 October 2024

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**232/2 GILLIES STREET ESSENDON
NORTH VIC 3041**

Sold Price

\$380,000

Sold Date

15-May-24

 2  2  1

Distance

0km



**105/110 KEILOR ROAD ESSENDON
NORTH VIC 3041**

Sold Price

\$400,000

Sold Date

23-Jul-24

 2  2  1

Distance

0km



**412/110 KEILOR ROAD ESSENDON
NORTH VIC 3041**

Sold Price

\$385,000

Sold Date

15-May-24

 2  2  1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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