

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

418/2 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

\$325,000

&

\$355,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Mar 2022

to

28 Feb 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

122/2 GILLIES STREET ESSENDON NORTH VIC 3041	\$340,000	15-Nov-22
308/110 KEILOR ROAD ESSENDON NORTH VIC 3041	\$330,000	20-Jan-23
310/76 KEILOR ROAD ESSENDON NORTH VIC 3041	\$327,000	23-Jan-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: 13 March 2023



122/2 GILLIES STREET ESSENDON NORTH VIC 3041

Sold Price

\$340,000

Sold Date

15-Nov-22


1



1



1

Distance

0km


308/110 KEILOR ROAD ESSENDON NORTH VIC 3041

Sold Price

^{RS} **\$330,000**

Sold Date

20-Jan-23


1



1



1

Distance

0km


310/76 KEILOR ROAD ESSENDON NORTH VIC 3041

Sold Price

^{RS} **\$327,000**

Sold Date

23-Jan-23


1



1



1

Distance

0.15km
RS = Recent sale

UN = Undisclosed Sale

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