

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 221/2 Gillies Street, Essendon North, VIC 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$330,000

&

\$345,000

Median sale price

Median price

\$400,000

Property Type

Apartment

Suburb

Essendon North (3041)

Period - From

23/01/2024

to

23/01/2025

Source

realestate.com.au

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
327/2 GILLIES STREET, ESSENDON NORTH VIC 3041	\$348,000	04/12/2024
407/110 KEILOR ROAD, ESSENDON NORTH VIC 3041	\$370,000	12/10/2024
102/503 KEILOR ROAD, NIDDRIE VIC 3042	\$355,000	21/07/2024

This Statement of Information was prepared on: 23/01/2025