

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

324/2 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

\$320,000

&

\$352,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$398,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Sep 2018

to

31 Aug 2019

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

106/76 Keilor Road Essendon North VIC 3041	\$330,000	24-Jul-19
207/36 Collins Street Essendon VIC 3040	\$355,500	08-Apr-19
312/40 Collins Street Essendon VIC 3040	\$338,000	10-Jun-19

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.~~

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106/76 Keilor Road Essendon North VIC 3041 Sold Price **\$330,000** Sold Date **24-Jul-19**
Distance **0.15km**

1 1 1



207/36 Collins Street Essendon VIC 3040 Sold Price **\$355,500** Sold Date **08-Apr-19**
Distance **0.44km**

1 1 1



312/40 Collins Street Essendon VIC 3040 Sold Price **\$338,000** Sold Date **10-Jun-19**
Distance **0.44km**

1 1 2

RS = Recent sale UN = Undisclosed Sale

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