

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

1/18 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

\$400,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Sep 2022

to

31 Aug 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

203/64 KEILOR ROAD ESSENDON NORTH VIC 3041	\$418,000	14-Jul-23
107/82 BULLA ROAD STRATHMORE VIC 3041	\$420,000	09-Aug-23
310/1044-1046 MT ALEXANDER ROAD ESSENDON VIC 3040	\$420,000	27-Aug-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 September 2023

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**203/64 KEILOR ROAD ESSENDON
NORTH VIC 3041**

Sold Price

^{RS}

\$418,000

Sold Date

14-Jul-23

 2

 1

 1

Distance

0.31km



**107/82 BULLA ROAD
STRATHMORE VIC 3041**

Sold Price

^{RS}

\$420,000

Sold Date

09-Aug-23

 2

 1

 1

Distance

0.49km



**310/1044-1046 MT ALEXANDER
ROAD ESSENDON VIC 3040**

Sold Price

Sold Date

27-Aug-23

 2

 1

 1

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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