

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

14/2 BERRY 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

\$315,000

&

\$335,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$497,500

Property type

Unit

Suburb

Essendon North

Period-from

01 Jun 2021

to

31 May 2022

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

55/100 KEILOR ROAD ESSENDON NORTH VIC 3041	\$325,000	14-Mar-22
208/76 KEILOR ROAD ESSENDON NORTH VIC 3041	\$330,000	16-Dec-21
13/2 BERRY STREET ESSENDON NORTH VIC 3041	\$326,000	13-May-22

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: 09 June 2022

**55/100 KEILOR ROAD ESSENDON
NORTH VIC 3041** 1  1  1

Sold Price

\$325,000

Sold Date

14-Mar-22

Distance

0.1km**208/76 KEILOR ROAD ESSENDON
NORTH VIC 3041** 1  1  1

Sold Price

\$330,000

Sold Date

16-Dec-21

Distance

0.03km**13/2 BERRY STREET ESSENDON
NORTH VIC 3041** 1  1  1

Sold Price

^{RS} **\$326,000**

Sold Date

13-May-22

Distance

-**RS** = Recent sale**UN** = Undisclosed Sale

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