

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

322/2 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

\$342,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Nov 2020

to

31 Oct 2021

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

29/100 Keilor Road Essendon North VIC 3041	\$385,000	13-May-21
16/2 Berry Street Essendon North VIC 3041	\$320,999	19-May-21

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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29/100 Keilor Road Essendon North VIC 3041

Sold Price **\$385,000** Sold Date **13-May-21**
 1  2  1

Distance **0.05km**

16/2 Berry Street Essendon North VIC 3041

Sold Price **\$320,999** Sold Date **19-May-21**
 1  1  1

Distance **0.15km**
RS = Recent sale

UN = Undisclosed Sale

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