

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

1/4 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,000

Property type

Unit

Suburb

Essendon North

Period-from

01 May 2019

to

30 Apr 2020

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

101/64 Keilor Road Essendon North VIC 3041	\$499,000	19-Dec-19
407/40 Collins Street Essendon VIC 3040	\$490,000	30-Apr-20
5/18 Balmoral Street Essendon VIC 3040	\$515,000	18-Apr-20

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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**101/64 Keilor Road Essendon North
VIC 3041**

2 1 1

Sold Price

\$499,000

Sold Date

19-Dec-19

Distance

0.25km



**407/40 Collins Street Essendon
VIC 3040**

2 1 1

Sold Price

\$490,000

Sold Date

30-Apr-20

Distance

0.43km



**5/18 Balmoral Street Essendon VIC
3040**

2 1 1

Sold Price

\$515,000

Sold Date

18-Apr-20

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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