

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

204/1C 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

\$335,000

&

\$355,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Mar 2019

to

29 Feb 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

111/82 Bulla Road Strathmore VIC 3041	\$365,000	26-Oct-19
6/503 Keilor Road Niddrie VIC 3042	\$340,000	29-Jan-20
17/297 Pascoe Vale Road Essendon VIC 3040	\$340,000	15-Feb-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.~~

This Statement of Information was prepared on: 19 March 2020



111/82 Bulla Road Strathmore VIC 3041

1 1 1

Sold Price

\$365,000

Sold Date

26-Oct-19

Distance

0.62km



6/503 Keilor Road Niddrie VIC 3042

1 1 1

Sold Price

^{RS} **\$340,000** ^{UN}

Sold Date

29-Jan-20

Distance

1.66km



17/297 Pascoe Vale Road Essendon VIC 3040

1 1 1

Sold Price

\$340,000

Sold Date

15-Feb-20

Distance

1.9km

RS = Recent sale

UN = Undisclosed Sale

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