

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 231/2 Gillies Street, Essendon North, VIC 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$350,000

&

\$365,000

Median sale price

Median price

\$510,000

Property Type

Apartment

Suburb

Essendon North (3041)

Period - From

06/07/2020

to

05/07/2021

Source

PDOL

Comparable property sales

A These are two properties sold within two kilometres of the property for sale in the last six 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 |
|--|-----------|--------------|
| 407/55 COLLINS STREET, ESSENDON VIC 3040 | \$350,000 | 22/02/2021 |
| 312/110 KEILOR ROAD, ESSENDON NORTH VIC 3041 | \$389,000 | 26/06/2021 |
| | | |

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 six months.

This Statement of Information was prepared on: 12/11/2021