

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

412/55 Collins Street Essendon VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$335,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,500

Property type

Unit

Suburb

Essendon

Period-from

01 May 2020

to

30 Apr 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

5/36 Collins Street Essendon VIC 3040	\$350,000	03-May-21
302/76 Keilor Road Essendon North VIC 3041	\$330,000	09-Feb-21
302/1C Berry Street Essendon North VIC 3041	\$320,000	02-Feb-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.~~

This Statement of Information was prepared on: 07 May 2021



5/36 Collins Street Essendon VIC 3040

 1  1  1

Sold Price

^{RS} **\$350,000**

Sold Date

03-May-21

Distance

0.07km



302/76 Keilor Road Essendon North VIC 3041

 1  1  1

Sold Price

\$330,000

Sold Date

09-Feb-21

Distance

0.23km



302/1C Berry Street Essendon North VIC 3041

 1  1  1

Sold Price

\$320,000

Sold Date

02-Feb-21

Distance

0.34km



109/110 Keilor Road Essendon North VIC 3041

 1  1  1

Sold Price

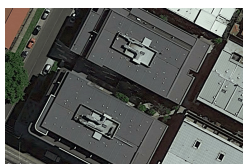
\$315,000

Sold Date

05-Feb-21

Distance

0.38km



G19/2 Gillies Street Essendon North VIC 3041

 1  1  1

Sold Price

\$375,000

Sold Date

31-Jan-21

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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