

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

102/1C 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

\$290,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$397,500

Property type

Unit

Suburb

Essendon North

Period-from

01 Jun 2023

to

31 May 2024

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

419/2 GILLIES STREET ESSENDON NORTH VIC 3041	\$298,000	22-Apr-24
211/36 COLLINS STREET ESSENDON VIC 3040	\$350,000	08-Mar-24
211/1142 MT ALEXANDER ROAD ESSENDON VIC 3040	\$290,000	02-May-24

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: 12 June 2024



**219/2 GILLIES STREET ESSENDON
NORTH VIC 3041**

Sold Price ^{RS} **\$298,000** ^{UN} Sold Date **22-Apr-24**

 1  1  1

Distance **0.04km**



**211/36 COLLINS STREET
ESSENDON VIC 3040**

Sold Price **\$350,000** Sold Date **08-Mar-24**

 1  1  1

Distance **0.41km**



**211/1142 MT ALEXANDER ROAD
ESSENDON VIC 3040**

Sold Price ^{RS} **\$290,000** Sold Date **02-May-24**

 1  1  1

Distance **0.63km**

RS = Recent sale **UN** = Undisclosed Sale

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