

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

208/1C 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,500

Property type

Unit

Suburb

Essendon North

Period-from

01 Aug 2021

to

31 Jul 2022

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

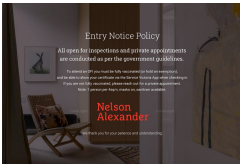
Date of sale

107/1C BERRY STREET ESSENDON NORTH VIC 3041	\$400,000	07-Dec-21
4/4 GILLIES STREET ESSENDON NORTH VIC 3041	\$546,000	19-Mar-21
5/4 GILLIES STREET ESSENDON NORTH VIC 3041	\$510,000	16-Apr-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: 16 August 2022


**107/1C BERRY STREET ESSENDON
NORTH VIC 3041**
 2
  1
  1

Sold Price

\$400,000

Sold Date

07-Dec-21

Distance

0km
**4/4 GILLIES STREET ESSENDON
NORTH VIC 3041**
 2
  1
  1

Sold Price

\$546,000

Sold Date

19-Mar-21

Distance

0.03km
**5/4 GILLIES STREET ESSENDON
NORTH VIC 3041**
 2
  1
  1

Sold Price

\$510,000

Sold Date

16-Apr-21

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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