

## 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

325/2 GILLIES STREET ESSENDON NORTH VIC 3041

### Indicative selling price

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

Single Price

or range  
between

\$310,000

&

\$340,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

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

1/4 PRINCE STREET ESSENDON NORTH VIC 3041	\$310,000	20-Jan-24
3/6 HOTHAM ROAD NIDDRIE VIC 3042	\$327,500	08-Mar-24
118/1044-1046 MT ALEXANDER ROAD ESSENDON VIC 3040	\$335,000	28-Mar-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: 04 June 2024



**1/4 PRINCE STREET ESSENDON  
NORTH VIC 3041**

1 1 1

Sold Price

**\$310,000**

Sold Date **20-Jan-24**

Distance **0.62km**



**3/6 HOTHAM ROAD NIDDRIE VIC  
3042**

1 1 1

Sold Price

**\$327,500**

Sold Date **08-Mar-24**

Distance **1.5km**



**118/1044-1046 MT ALEXANDER  
ROAD ESSENDON VIC 3040**

1 1 1

Sold Price

<sup>RS</sup> **\$335,000**

Sold Date **28-Mar-24**

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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