

## 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

G14/2 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

\$355,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$397,500

Property type

Unit

Suburb

Essendon North

Period-from

01 Jul 2023

to

30 Jun 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

107/388 KEILOR ROAD NIDDRIE VIC 3042	\$370,000	08-Jan-24
123/82 BULLA ROAD STRATHMORE VIC 3041	\$370,000	21-Apr-24
304/19 RUSSELL STREET ESSENDON VIC 3040	\$357,500	21-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: 01 July 2024



**107/388 KEILOR ROAD NIDDRIE  
 VIC 3042**

 1  1  -

Sold Price **\$370,000** Sold Date **08-Jan-24**

Distance **1.56km**

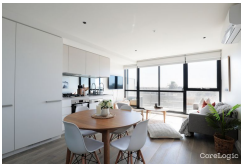


**123/82 BULLA ROAD  
 STRATHMORE VIC 3041**

 1  1  1

Sold Price Sold Date **21-Apr-24**

Distance **0.63km**



**304/19 RUSSELL STREET  
 ESSENDON VIC 3040**

 1  1  1

Sold Price **\$357,500** Sold Date **21-Mar-24**

Distance **2km**

RS = Recent sale UN = Undisclosed Sale

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