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 (*Delete single price or range as applicable)

Single Price	$340,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$400,000	Property type	Unit	Suburb	Essendon North
Period-from	01 Feb 2024	to	31 Jan 2025	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
116/82 BULLA ROAD STRATHMORE VIC 3041	$338,000	15-Nov-24
401/1005 MT ALEXANDER ROAD ESSENDON VIC 3040	$340,000	24-Dec-24
327/2 GILLIES STREET ESSENDON NORTH VIC 3041	$345,000	15-Oct-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: 27 February 2025

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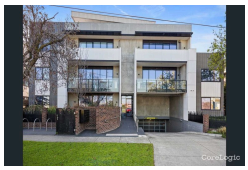


116/82 BULLA ROAD STRATHMORE VIC 3041

1 1 1

Sold Price **$338,000** Sold Date **15-Nov-24**

Distance **0.63km**

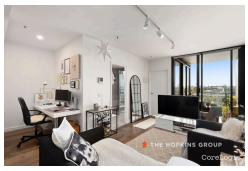


401/1005 MT ALEXANDER ROAD ESSENDON VIC 3040

1 1 1

Sold Price **$340,000** Sold Date **24-Dec-24**

Distance **0.98km**



327/2 GILLIES STREET ESSENDON NORTH VIC 3041

1 1 1

Sold Price **$345,000** Sold Date **15-Oct-24**

Distance **0km**

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

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