

# 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 302/1C Berry 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)

Price Range

\$300,000

&

\$330,000

### Median sale price

Median price

\$487,000

Property Type

House

Suburb

Essendon North (3041)

Period - From

08/10/2020

to

09/10/2019

Source

realestate.com

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
27/82 KEILOR ROAD, ESSENDON NORTH VIC 3041	\$347,600	28/05/2020
204/1C BERRY STREET, ESSENDON NORTH VIC 3041	\$335,000	05/05/2020
1/82 GLASS STREET, ESSENDON VIC 3040	\$320,650	05/06/2020

This Statement of Information was prepared on: 16/01/2021