

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 111/1C Berry Street, Essendon North, VIC 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$408,000

Median sale price

Median price \$539,000 Property Type House Suburb Essendon North (3041)

Period - From 13/05/2020 to 13/05/2021 Source PDOL

Comparable property sales

A 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
4/96 GLASS STREET, ESSENDON VIC 3040	\$460,000	24/04/2021
9/213 BUCKLEY STREET, ESSENDON VIC 3040	\$440,000	29/04/2021
114/1044-1046 MT ALEXANDER ROAD, ESSENDON VIC 3040	\$415,000	27/04/2021

This Statement of Information was prepared on: 24/07/2021