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	6/7 ROYAL AVENUE 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~~		or range between	$570,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$400,000	Property type	Unit	Suburb	Essendon North
Period-from	01 Oct 2023	to	30 Sep 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
2/13 ROYAL AVENUE ESSENDON NORTH VIC 3041	$598,000	17-Aug-24
8/85 BULLA ROAD ESSENDON NORTH VIC 3041	$585,000	29-Aug-24
2/1 ROYAL AVENUE ESSENDON NORTH VIC 3041	$600,000	13-Jul-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: 22 October 2024

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2/13 ROYAL AVENUE ESSENDON NORTH VIC 3041

2 1 1

Sold Price RS $598,000 Sold Date 17-Aug-24

Distance 0.07km



8/85 BULLA ROAD ESSENDON NORTH VIC 3041

2 1 1

Sold Price RS $585,000 Sold Date 29-Aug-24

Distance 0.23km



2/1 ROYAL AVENUE ESSENDON NORTH VIC 3041

2 1 1

Sold Price RS $600,000 Sold Date 13-Jul-24

Distance 0.07km

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

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