

# 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

15A Ronald 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)

Range between

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$1,380,000

Property Type

House

Suburb

Essendon North

Period - From

01/04/2023

to

31/03/2024

Source

REIV

### 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 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
1	131A Deakin St ESSENDON 3040	\$1,540,000	09/03/2024
2	7 Diamond St ESSENDON WEST 3040	\$1,438,000	06/03/2024
3	1 Duffy St ESSENDON NORTH 3041	\$1,425,000	06/03/2024

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 six months.~~

This Statement of Information was prepared on:

17/04/2024 16:17



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median House Price**  
Year ending March 2024: \$1,380,000

## Comparable Properties



**131A Deakin St ESSENDON 3040 (REI)**

Agent Comments



**Price:** \$1,540,000  
**Method:** Private Sale  
**Date:** 09/03/2024  
**Property Type:** House (Res)



**7 Diamond St ESSENDON WEST 3040 (REI)**

Agent Comments



**Price:** \$1,438,000  
**Method:** Private Sale  
**Date:** 06/03/2024  
**Property Type:** House  
**Land Size:** 336 sqm approx



**1 Duffy St ESSENDON NORTH 3041 (REI)**

Agent Comments



**Price:** \$1,425,000  
**Method:** Private Sale  
**Date:** 06/03/2024  
**Property Type:** House

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