

## 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

2/42 GREVILLE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$397,500

Property type

Unit

Suburb

Essendon North

Period-from

01 Jun 2023

to

31 May 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

1/38 ROYAL AVENUE ESSENDON NORTH VIC 3041	\$900,000	06-Mar-24
1/36 GRANDVIEW ROAD NIDDRIE VIC 3042	\$890,000	13-Feb-24
2/35 WILLIAM STREET ESSENDON VIC 3040	\$835,000	25-May-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: 19 June 2024



**1/38 ROYAL AVENUE ESSENDON  
 NORTH VIC 3041**

Sold Price <sup>RS</sup> **\$900,000** <sup>UN</sup> Sold Date **06-Mar-24**

 2  1  1

Distance **0.47km**



**1/36 GRANDVIEW ROAD NIDDRIE  
 VIC 3042**

Sold Price **\$890,000** Sold Date **13-Feb-24**

 2  1  1

Distance **0.9km**



**2/35 WILLIAM STREET ESSENDON  
 VIC 3040**

Sold Price <sup>RS</sup> **\$835,000** Sold Date **25-May-24**

 3  1  1

Distance **1.26km**

RS = Recent sale      UN = Undisclosed Sale

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