

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

5/1 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Essendon North

Period-from

01 May 2022

to

30 Apr 2023

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

1/74 KEILOR ROAD ESSENDON NORTH VIC 3041	\$480,000	08-Feb-22
2/4 OSHANNASSY STREET ESSENDON NORTH VIC 3041	\$520,000	10-Nov-21
5/101 WOODLAND STREET ESSENDON VIC 3040	-	18-Mar-23

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: 02 May 2023

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**1/74 KEILOR ROAD ESSENDON
NORTH VIC 3041**
 2
  1
  1
Sold Price **\$480,000** Sold Date **08-Feb-22**Distance **0.33km****2/4 OSHANNASSY STREET
ESSENDON NORTH VIC 3041**
 2
  1
  1
Sold Price **\$520,000** Sold Date **10-Nov-21**Distance **0.39km****5/101 WOODLAND STREET
ESSENDON VIC 3040**
 2
  1
  1
Sold Price ^{RS} - ^{UN} Sold Date **18-Mar-23**Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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