

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

7/1 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

\$695,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Essendon North

Period-from

01 May 2023

to

30 Apr 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

2/31 PRINCE STREET ESSENDON NORTH VIC 3041	\$725,000	26-Mar-24
3/12 RENOWN STREET ESSENDON NORTH VIC 3041	\$680,000	25-Apr-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: 12 May 2024



**2/31 PRINCE STREET ESSENDON
NORTH VIC 3041**

2 1 1

Sold Price ^{RS} **\$725,000** ^{UN} Sold Date **26-Mar-24**

Distance **0.75km**



**3/12 RENOWN STREET ESSENDON
NORTH VIC 3041**

2 1 1

Sold Price ^{RS} **\$680,000** ^{UN} Sold Date **25-Apr-24**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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