



Statement of Information

Sections 47AF of the Estate Agents Act 1980

10/3 Royal Avenue, ESSENDON NORTH 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$255,000

Median sale price

Median **Unit** for **ESSENDON NORTH** for period **Oct 2018 - Jan 2019**

Sourced from **REIV**.

\$400,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

6/18 Gillies Street,
Essendon North 3041

Price **\$275,000** Sold 20
November 2018

104/1C Berry Street,
Essendon North 3041

Price **\$320,000** Sold 06
September 2018

101/503 Keilor Road,
Niddrie 3042

Price **\$312,000** Sold 30
August 2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

Frank Dowling Real Estate

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 **Frank Dowling**
REAL ESTATE