

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

8/9 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Jun 2022

to

31 May 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

4/24 WRIGHT STREET ESSENDON VIC 3040	\$559,000	26-May-23
5/101 WOODLAND STREET ESSENDON VIC 3040	\$500,000	18-Mar-23
4/4 BALMORAL STREET ESSENDON VIC 3040	\$527,000	27-Apr-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: 30 June 2023



**4/24 WRIGHT STREET ESSENDON
VIC 3040**

Sold Price

^{RS}

\$559,000

Sold Date

26-May-23

 2

 1

 1

Distance

1.34km



**5/101 WOODLAND STREET
ESSENDON VIC 3040**

Sold Price

\$500,000

Sold Date

18-Mar-23

 2

 1

 1

Distance

1.15km



**4/4 BALMORAL STREET
ESSENDON VIC 3040**

Sold Price

^{RS}

\$527,000

Sold Date

27-Apr-23

 2

 1

 1

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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