

# 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 1/15 Royal Avenue, 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)

Price Range

\$400,000

&

\$430,000

### Median sale price

Median price

\$515,000

Property Type

Apartment

Suburb

Essendon North (3041)

Period - From

04/09/2020

to

03/09/2021

Source

pdol

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
206/110 KEILOR ROAD, ESSENDON NORTH VIC 3041	\$395,000	14/08/2021
312/110 KEILOR ROAD, ESSENDON NORTH VIC 3041	\$389,000	01/07/2021
29/100 KEILOR ROAD, ESSENDON NORTH VIC 3041	\$385,000	18/05/2021

This Statement of Information was prepared on: 14/10/2021