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	2/13 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	$520,000	&	$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$397,500	Property type	Unit	Suburb	Essendon North
Period-from	01 Jul 2023	to	30 Jun 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
2/1 ROYAL AVENUE ESSENDON NORTH VIC 3041	$600,000	13-Jul-24
13/949-953 MT ALEXANDER ROAD ESSENDON VIC 3040	$572,500	20-Jul-24
3/322 BUCKLEY STREET ESSENDON VIC 3040	$525,000	24-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: 24 July 2024

Scott Latham
M 0457817772
E slatham@bradtealwoodards.com.au



2/1 ROYAL AVENUE ESSENDON NORTH VIC 3041

2 1 1

Sold Price RS $600,000 Sold Date 13-Jul-24

Distance 0.12km



13/949-953 MT ALEXANDER ROAD ESSENDON VIC 3040

2 1 1

Sold Price RS $572,500 Sold Date 20-Jul-24

Distance 1.45km



3/322 BUCKLEY STREET ESSENDON VIC 3040

2 1 1

Sold Price $525,000 Sold Date 24-Apr-24

Distance 1.87km

RS = Recent sale **UN** = Undisclosed Sale

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