

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 36 ROYAL AVENUE, ESSENDON NORTH, 🖾 8 🕒 4 😓 3

Indicative Selling Price

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

Price Range:

\$1,600,000 to \$1,750,000

Provided by: Cameron Parker, Ian Reid Vendor Advocactes

# MEDIAN SALE PRICE



# **ESSENDON NORTH, VIC, 3041**

Suburb Median Sale Price (House)

\$1,180,000

01 January 2024 to 30 June 2024

Provided by: pricefinder

## **COMPARABLE PROPERTIES**

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 six months.



# 24 ROYAL AVE, ESSENDON NORTH, VIC 3041 🛛 📇 4 🗁 1 🚓 4

**Sale Price \$1,520,000** Sale Date: 30/04/2024

Distance from Property: 96m



This report has been compiled on 18/09/2024 by lan Reid Buyer & Vendor Advocates. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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# Statement of Information Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

### Property offered for sale

Address Including suburb and postcode

36 ROYAL AVENUE, ESSENDON NORTH, VIC 3041

### Indicative selling price

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

Price Range:

\$1,600,000 to \$1,750,000

### Median sale price

Median price	\$1,180,000	Property type	House	Suburb	ESSENDON NORTH
Period	01 January 2024 to 30	June 2024	Source	£	ricefinder

#### **Comparable property sales**

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 six months.

Address of comparable property	Price	Date of sale
24 ROYAL AVE, ESSENDON NORTH, VIC 3041	\$1,520,000	30/04/2024

This Statement of Information was prepared on: 18/09/2024

