

The RayWhite logo is positioned in the top right corner of the page. It consists of the brand name "RayWhite." in a bold, black, sans-serif font, set against a solid yellow rectangular background.

**RayWhite.**

A hand is holding a white sign with a yellow circular top containing the number "15" in a grey, sans-serif font. The background is a blurred bokeh of green and white light spots.

**15**

A hand is holding a white sign with a yellow circular top containing the number "19" in a grey, sans-serif font. The background is a blurred bokeh of green and white light spots.

**19**

# Statement of information

24 VANBERG ROAD, ESSENDON, VIC 3040  
PREPARED BY JAMIL ALLOUCHE, RAY WHITE BRUNSWICK

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 VANBERG ROAD, ESSENDON, VIC 3040



### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](https://consumer.vic.au/underquoting)


### Price Range:

**\$900,000 to \$990,000**

Provided by: Belinda Rabar , Ray White Brunswick

### MEDIAN SALE PRICE

ESSENDON, VIC, 3040  
Suburb Median Sale Price (House)  
\$1,712,500

01 July 2023 to 30 June 2024 Provided by: 

## 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.

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *E state 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](http://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](http://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


24 VANBERG ROAD, ESSENDON, VIC 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$900,000 to \$990,000

Median sale price

Median price	\$1,712,500	Property type	House	Suburb	ESSENDON
Period	01 July 2023 to 30 June 2024		Source		

### 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.

This Statement of Information was prepared on: 05/08/2024