

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

101/1024 MT ALEXANDER ROAD ESSENDON VIC 3040

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

\$565,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Essendon

Period-from

01 Apr 2023

to

31 Mar 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

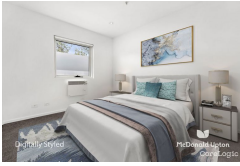
Date of sale

9/947 MT ALEXANDER ROAD ESSENDON VIC 3040	\$560,000	24-Jan-24
3/8 STURT STREET ESSENDON VIC 3040	\$650,000	28-Feb-24
505/29 RUSSELL STREET ESSENDON VIC 3040	\$625,000	13-Dec-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: 04 April 2024



**9/947 MT ALEXANDER ROAD
ESSENDON VIC 3040**

2 2 1

Sold Price **\$560,000** Sold Date **24-Jan-24**

Distance **0.11km**



**3/8 STURT STREET ESSENDON VIC
3040**

2 2 1

Sold Price ^{RS} **\$650,000** ^{UN} Sold Date **28-Feb-24**

Distance **0.18km**



**505/29 RUSSELL STREET
ESSENDON VIC 3040**

2 2 1

Sold Price **\$625,000** Sold Date **13-Dec-23**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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