

## 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

204/973 MT ALEXANDER 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$369,000

&

\$399,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Essendon

Period-from

01 May 2022

to

30 Apr 2023

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

115/64 KEILOR ROAD ESSENDON NORTH VIC 3041	\$380,000	09-Mar-23
6/15 ROYAL AVENUE ESSENDON NORTH VIC 3041	\$380,000	08-Mar-23
8/26-28 GRANDISON STREET MOONEE PONDS VIC 3039	\$395,000	14-Mar-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: 09 May 2023

**115/64 KEILOR ROAD ESSENDON  
NORTH VIC 3041**

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Sold Price

**\$380,000**Sold Date **09-Mar-23**Distance **0.88km****6/15 ROYAL AVENUE ESSENDON  
NORTH VIC 3041**

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Sold Price

Sold Date **08-Mar-23**Distance **1.31km****8/26-28 GRANDISON STREET  
MOONEE PONDS VIC 3039**

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Sold Price

**\$395,000**Sold Date **14-Mar-23**Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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