

## 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

3/1072 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

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,750,000

Property type

House

Suburb

Essendon

Period-from

01 May 2023

to

30 Apr 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

101/1005 MT ALEXANDER ROAD ESSENDON VIC 3040	\$550,000	29-Mar-24
10/82 RALEIGH STREET ESSENDON VIC 3040	\$558,000	18-Apr-24
116/1050 MT ALEXANDER ROAD ESSENDON VIC 3040	\$536,000	17-Jan-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: 08 May 2024



**101/1005 MT ALEXANDER ROAD  
ESSENDON VIC 3040**

2 1 1

Sold Price <sup>RS</sup> **\$550,000** <sup>UN</sup> Sold Date **29-Mar-24**

Distance **0.12km**



**10/82 RALEIGH STREET  
ESSENDON VIC 3040**

2 1 1

Sold Price <sup>RS</sup> **\$558,000** Sold Date **18-Apr-24**

Distance **0.71km**



**116/1050 MT ALEXANDER ROAD  
ESSENDON VIC 3040**

2 2 1

Sold Price **\$536,000** Sold Date **17-Jan-24**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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