

## 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

405/956 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Essendon

Period-from

01 Jul 2022

to

30 Jun 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

119/314 PASCOE VALE ROAD ESSENDON VIC 3040	\$500,000	28-Feb-23
112/324 PASCOE VALE ROAD ESSENDON VIC 3040	\$525,000	29-Apr-23
311/36 COLLINS STREET ESSENDON VIC 3040	\$527,500	12-Feb-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: 14 July 2023



**119/314 PASCOE VALE ROAD  
ESSENDON VIC 3040**

 2  2  1

Sold Price **\$500,000** Sold Date **28-Feb-23**

Distance **1.12km**



**112/324 PASCOE VALE ROAD  
ESSENDON VIC 3040**

 2  2  1

Sold Price **\$525,000** Sold Date **29-Apr-23**

Distance **1.26km**



**311/36 COLLINS STREET  
ESSENDON VIC 3040**

 2  2  1

Sold Price **\$527,500** Sold Date **12-Feb-23**

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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