

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

6/947 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

\$560,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,521

Property type

Unit

Suburb

Essendon

Period-from

01 Feb 2023

to

31 Jan 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

410/1005 MT ALEXANDER ROAD ESSENDON VIC 3040	\$561,000	22-Sep-23
109/11 GLASS STREET ESSENDON VIC 3040	\$560,000	30-Aug-23
2/62 NAPIER CRESCENT ESSENDON VIC 3040	\$570,000	04-Sep-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: 13 February 2024



**410/1005 MT ALEXANDER ROAD
 ESSENDON VIC 3040**

 2  2  1

Sold Price **\$561,000** Sold Date **22-Sep-23**

Distance **0.33km**



**109/11 GLASS STREET ESSENDON
 VIC 3040**

 2  2  1

Sold Price **\$560,000** Sold Date **30-Aug-23**

Distance **0.66km**



**2/62 NAPIER CRESCENT
 ESSENDON VIC 3040**

 2  1  1

Sold Price **\$570,000** Sold Date **04-Sep-23**

Distance **0.77km**

RS = Recent sale UN = Undisclosed Sale

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