

## 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

9/947 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

\$550,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Essendon

Period-from

01 Dec 2022

to

30 Nov 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

19/947 MT ALEXANDER ROAD ESSENDON VIC 3040	\$660,000	18-Jun-22
110/1020 MT ALEXANDER ROAD ESSENDON VIC 3040	\$580,000	01-Jul-22
404/1044-1046 MT ALEXANDER ROAD ESSENDON VIC 3040	\$585,000	12-Jul-22

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: 07 December 2023



**19/947 MT ALEXANDER ROAD  
ESSENDON VIC 3040**

2 2 1

Sold Price **\$660,000** Sold Date **18-Jun-22**

Distance **0km**



**110/1020 MT ALEXANDER ROAD  
ESSENDON VIC 3040**

2 2 1

Sold Price **\$580,000** Sold Date **01-Jul-22**

Distance **0.1km**



**404/1044-1046 MT ALEXANDER  
ROAD ESSENDON VIC 3040**

2 2 1

Sold Price **\$585,000** Sold Date **12-Jul-22**

Distance **0.2km**

RS = Recent sale      UN = Undisclosed Sale

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