

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 204/956 Mount Alexander Road, Essendon, VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$425,000

Median sale price

Median price \$580,000 Property Type House Suburb Essendon (3040)

Period - From 06/05/2021 to 06/05/2022 Source REA

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
1206/7 ASPEN STREET, MOONEE PONDS VIC 3039	\$545,000	05/04/2022
10/947 MT ALEXANDER ROAD, ESSENDON VIC 3040	\$550,000	20/01/2022
419/7 ASPEN STREET, MOONEE PONDS VIC 3039	\$550,000	02/12/2021

This Statement of Information was prepared on: 29/08/2022