

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

19/947 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

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Essendon

Period-from

01 Jun 2021

to

31 May 2022

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

303/26 SHUTER STREET MOONEE PONDS VIC 3039	\$680,000	04-Apr-22
602/19 RUSSELL STREET ESSENDON VIC 3040	\$650,000	11-Feb-22
5/32 NAPIER STREET ESSENDON VIC 3040	\$705,000	10-May-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 June 2022

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**303/26 SHUTER STREET MOONEE PONDS VIC 3039**

Sold Price

\$680,000

Sold Date

04-Apr-22 2 2 1

Distance

1.97km**602/19 RUSSELL STREET ESSENDON VIC 3040**

Sold Price

\$650,000

Sold Date

11-Feb-22 2 2 1

Distance

0.72km**5/32 NAPIER STREET ESSENDON VIC 3040**

Sold Price

^{RS} **\$705,000**

Sold Date

10-May-22 2 2 1

Distance

0.58km**RS** = Recent sale**UN** = Undisclosed Sale

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