

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

4/947 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Essendon

Period-from

01 Feb 2020

to

31 Jan 2021

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

1/6 Sturt Street Essendon VIC 3040	\$590,000	08-Dec-20
217/87-89 Raleigh Street Essendon VIC 3040	\$598,000	18-Nov-20
3/62 Napier Crescent Essendon VIC 3040	\$610,000	19-Nov-20

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: 05 February 2021



1/6 Sturt Street Essendon VIC 3040 Sold Price ^{RS} **\$590,000** Sold Date **08-Dec-20**

2 1 1

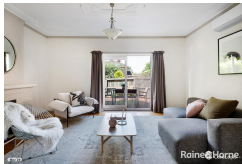
Distance **0.27km**



217/87-89 Raleigh Street Essendon VIC 3040 Sold Price **\$598,000** Sold Date **18-Nov-20**

2 2 2

Distance **0.43km**



3/62 Napier Crescent Essendon VIC 3040 Sold Price **\$610,000** Sold Date **19-Nov-20**

2 1 1

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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