

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	104/1005 Mt Alexander Road, Essendon, VIC 3040
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price	\$339,990
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Median sale price

Median price	NA	Property Type	Apartment	Suburb	Essendon (3040)
Period - From	18/04/2023	to	23/08/2023	Source	REIV

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales

**A** These are two 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
212/1005 MT ALEXANDER ROAD, ESSENDON VIC 3040	\$330,000	30/07/2023
301/1050 MT ALEXANDER ROAD, ESSENDON VIC 3040	\$355,000	20/06/2023

**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 six months.

This Statement of Information was prepared on: 23/08/2023