

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**7/1050 Mt Alexander Road,
ESSENDON 3040**

Indicative selling price

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

Range \$410,000 - \$440,000

Median sale price

Median for **ESSENDON** for period **Aug 2018 - Jul 2019**

Sourced from realestate.com.au.

\$492,500

Comparable property sales

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 the most comparable to the property for sale.

2/13 Scofield street,
Essendon 3040

Price **\$480,000** Sold 20
April 2019

508/19 Russell street,
Essendon 3040

Price **\$445,000** Sold 10
April 2019

211/324 Pascoe vale road,
Essendon 3040

Price **\$405,000** Sold 02 July
2019

This Statement of Information was prepared on 26th Nov 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from realestate.com.au.

 **1 beds**  **1 baths**  **1 parking**

Starr Property Group

Level 1, Suite 3, Brookside Central,
9 - 12 Federation Way,
Caroline Springs VIC 3023

Contact agents



Nez Loci

044879 0531

nezloci@starrpropertygroup.com.au



Micky Makkar

0405135543

micky@starrpropertygroup.com.au