

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

4/972 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

\$700,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,000

Property type

Unit

Suburb

Essendon

Period-from

01 Apr 2023

to

31 Mar 2024

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

1/24 WRIGHT STREET ESSENDON VIC 3040	\$700,000	27-Jan-24
3/19 TWEEDSIDE STREET ESSENDON VIC 3040	\$715,000	07-Mar-24
3/10 SCHOFIELD STREET ESSENDON VIC 3040	\$700,000	01-Dec-23

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: 08 April 2024



**1/24 WRIGHT STREET ESSENDON
VIC 3040**

 2  1  1

Sold Price ^{RS} **\$700,000** ^{UN} Sold Date **27-Jan-24**

Distance **0.88km**



**3/19 TWEEDSIDE STREET
ESSENDON VIC 3040**

 2  1  1

Sold Price ^{RS} **\$715,000** Sold Date **07-Mar-24**

Distance **1.01km**



**3/10 SCHOFIELD STREET
ESSENDON VIC 3040**

 2  1  1

Sold Price **\$700,000** Sold Date **01-Dec-23**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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