

## 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

5/972 MT ALEXANDER ROAD ESSENDON VIC 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$643,000

Property type

Unit

Suburb

Essendon

Period-from

01 Aug 2021

to

31 Jul 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

5/32 NAPIER STREET ESSENDON VIC 3040	\$705,000	10-May-22
1/3 ARDOCH STREET ESSENDON VIC 3040	\$700,000	03-Mar-22
2/48 RICHARDSON STREET ESSENDON VIC 3040	\$745,000	01-Mar-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: 05 August 2022

**5/32 NAPIER STREET ESSENDON  
VIC 3040** 2  2  1

Sold Price

**\$705,000**Sold Date **10-May-22**Distance **0.26km****1/3 ARDOCH STREET ESSENDON  
VIC 3040** 2  1  1

Sold Price

**\$700,000**Sold Date **03-Mar-22**Distance **0.45km****2/48 RICHARDSON STREET  
ESSENDON VIC 3040** 2  1  1

Sold Price

**\$745,000**Sold Date **01-Mar-22**Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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