

## 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

311/1044-1046 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

\$375,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$628,500

Property type

Unit

Suburb

Essendon

Period-from

01 Oct 2021

to

30 Sep 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

105/36 COLLINS STREET ESSENDON VIC 3040	\$365,000	10-Aug-22
303/36 COLLINS STREET ESSENDON VIC 3040	\$380,000	05-Jun-22
105/973 MT ALEXANDER ROAD ESSENDON VIC 3040	\$360,000	05-Aug-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: 21 October 2022


**105/36 COLLINS STREET  
ESSENDON VIC 3040**
 1  1  1

 Sold Price **\$365,000** Sold Date **10-Aug-22**

 Distance **0.72km**

**303/36 COLLINS STREET  
ESSENDON VIC 3040**
 1  1  1

 Sold Price **\$380,000** Sold Date **05-Jun-22**

 Distance **0.72km**

**105/973 MT ALEXANDER ROAD  
ESSENDON VIC 3040**
 1  1  1

 Sold Price **\$360,000** Sold Date **05-Aug-22**

 Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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