

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 103/1142 Mount Alexander Road, Essendon, VIC 3040

Indicative selling price

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

Price Range \$260,000 & \$279,500

Median sale price

Median price \$590,000 Property Type Apartment Suburb Essendon (3040)
Period - From 10/08/2020 to 11/08/2021 Source PDOL

Comparable property sales

A 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
309/1044-1046 MT ALEXANDER ROAD, ESSENDON VIC 3040	\$292,500	07/07/2021
8/96 GLASS STREET, ESSENDON VIC 3040	\$287,500	13/03/2021
411/40 COLLINS STREET, ESSENDON VIC 3040	\$284,000	17/06/2021

This Statement of Information was prepared on: 11/08/2021