

# 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

113/1050 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)

Range between \$520,000 & \$570,000

### Median sale price

Median price \$632,000 Property Type Unit Suburb Essendon

Period - From 01/10/2020 to 31/12/2020 Source REIV

### 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 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
1	4/947 Mt Alexander Rd ESSENDON 3040	\$590,000	13/03/2021
2	9/1072 Mt Alexander Rd ESSENDON 3040	\$540,000	15/11/2020
3			

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 six months.~~

This Statement of Information was prepared on: 15/03/2021 15:13



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**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$520,000 - \$570,000

**Median Unit Price**

December quarter 2020: \$632,000

## Comparable Properties



**4/947 Mt Alexander Rd ESSENDON 3040 (REI)** **Agent Comments**

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**Price:** \$590,000

**Method:** Private Sale

**Date:** 13/03/2021

**Property Type:** Apartment



**9/1072 Mt Alexander Rd ESSENDON 3040 (REI)** **Agent Comments**

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**Price:** \$540,000

**Method:** Private Sale

**Date:** 15/11/2020

**Property Type:** Apartment

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 six months.