

## 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

6/947 MT ALEXANDER ROAD ESSENDON VIC 3040

### Indicative selling price

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

Single Price

or range  
between

\$520,000

&

\$550,000

### 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

6/101-103 GLASS STREET ESSENDON VIC 3040	525000	16-Apr-24
2/19 BALLATER STREET ESSENDON VIC 3040	522000	23-Mar-24
10/42-50 NAPIER CRESCENT ESSENDON VIC 3040	506000	08-Apr-24

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: 24 April 2024

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**6/101-103 GLASS STREET  
ESSENDON VIC 3040**

 2  1  1

Sold Price

<sup>RS</sup>

**525000**

Sold Date

**16-Apr-24**

Distance

**0.43km**



**2/19 BALLATER STREET  
ESSENDON VIC 3040**

 2  1  1

Sold Price

<sup>RS</sup>

**522000**

Sold Date

**23-Mar-24**

Distance

**0.81km**



**10/42-50 NAPIER CRESCENT  
ESSENDON VIC 3040**

 2  1  -

Sold Price

<sup>RS</sup>

**506000**

<sup>UN</sup>

Sold Date

**08-Apr-24**

Distance

**0.76km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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