

## 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

2/93-97 ROSE STREET 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

\$395,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Essendon

Period-from

01 Oct 2022

to

30 Sep 2023

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

310/1044-1046 MT ALEXANDER ROAD ESSENDON VIC 3040	\$420,000	27-Aug-23
3/1050 MT ALEXANDER ROAD ESSENDON VIC 3040	\$392,000	08-Sep-23

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: 25 October 2023



**310/1044-1046 MT ALEXANDER ROAD ESSENDON VIC 3040**

 1  1  1

Sold Price **\$420,000** Sold Date **27-Aug-23**

Distance **0.66km**



**3/1050 MT ALEXANDER ROAD ESSENDON VIC 3040**

 1  1  1

Sold Price **\$392,000** Sold Date **08-Sep-23**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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