

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

4/949-953 MT ALEXANDER ROAD ESSENDON VIC 3040

Indicative selling price

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

Single Price

or range
between

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,000

Property type

Unit

Suburb

Essendon

Period-from

01 Jun 2022

to

31 May 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

201/222 BUCKLEY STREET ESSENDON VIC 3040	\$480,000	07-Apr-23
4/24 MACKAY STREET ESSENDON VIC 3040	\$485,000	18-Mar-23
1/322 BUCKLEY STREET ESSENDON VIC 3040	\$487,000	12-Apr-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: 08 June 2023

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**201/222 BUCKLEY STREET
ESSENDON VIC 3040** 2  1  1

Sold Price

\$480,000Sold Date **07-Apr-23**

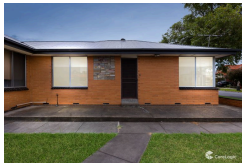
Distance

0.75km**4/24 MACKAY STREET ESSENDON
VIC 3040** 2  1  1

Sold Price

^{RS} **\$485,000** ^{UN}Sold Date **18-Mar-23**

Distance

0.37km**1/322 BUCKLEY STREET
ESSENDON VIC 3040** 2  1  1

Sold Price

^{RS} **\$487,000**Sold Date **12-Apr-23**

Distance

1.55km**RS** = Recent sale**UN** = Undisclosed Sale

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