

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 106/1142 Mt Alexander Road, Essendon, VIC 3040

Indicative selling price

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

Price Range

\$300,000

&

\$324,990

Median sale price

Median price

\$551,500

Property Type

House

Suburb

Essendon (3040)

Period - From

05/04/2023

to

05/10/2023

Source

REIV

Comparable property sales

A

These are two 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

5/96 GLASS STREET, ESSENDON VIC 3040

\$305,000

17/05/2023

10/1 FULLER STREET, ESSENDON VIC 3040

\$297,500

05/11/2023

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: 05/10/2023