

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
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price	\$309,990
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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