

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 319/1044 Mount Alexander Road, Essendon, VIC 3040

Indicative selling price

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

Price Range

\$280,000

&

\$300,000

Median sale price

Median price

\$535,000

Property Type

House

Suburb

Essendon (3040)

Period - From

23/11/2019

to

23/11/2020

Source

PDOL

Comparable property sales

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These are the three 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
11/242 PASCOE VALE ROAD, ESSENDON VIC 3040	\$283,000	02/11/2020
3/7 FAWKNER STREET, ABERFELDIE VIC 3040	\$300,000	08/08/2020
8/133 PARK STREET, MOONEE PONDS VIC 3039	\$300,000	08/06/2020

This Statement of Information was prepared on: 23/11/2020