

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 15/947 Mount Alexander Road, Essendon, VIC 3040

Indicative selling price

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

Price Range

\$480,000

&

\$500,000

Median sale price

Median price

\$585,000

Property Type

House

Suburb

Essendon (3040)

Period - From

27/01/2020

to

27/01/2021

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
9/1072 MT ALEXANDER ROAD, ESSENDON VIC 3040	\$540,000	15/11/2020
102/324 PASCOE VALE ROAD, ESSENDON VIC 3040	\$505,000	01/11/2020
123/40 HALL STREET, MOONEE PONDS VIC 3039	\$550,000	25/09/2020

This Statement of Information was prepared on: 01/07/2021