

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 309/1044 Mt 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

\$550,000

Property Type

House

Suburb

Essendon (3040)

Period - From

09/02/2020

to

09/02/2021

Source

realestate.com

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 |
|--------------------------------------------|-----------|--------------|
| 12/332 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: 09/02/2021