

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 6/972 Mt Alexander Road, Essendon, VIC 3040

Indicative selling price

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

Price Range

\$700,000

&

\$750,000

Median sale price

Median price

\$542,500

Property Type

Unit

Suburb

Essendon (3040)

Period - From

01/03/2019

to

29/02/2020

Source

Core Logic

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
3/1002 Mt Alexander Road, Essendon, VIC, 3040	\$720,000	21/10/2019
1/15 Marco Polo Street, Essendon, VIC, 3040	\$731,000	30/11/2019
2/1 Garden Street, Essendon, VIC, 3040	\$731,000	16/10/2019

This Statement of Information was prepared on: 19/03/2020