

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 205/973 Mount Alexander Road, Essendon, VIC 3040

Indicative selling price

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

Price Range \$500,000 & \$550,000

Median sale price

Median price \$560,000 Property Type House Suburb Essendon (3040)
Period - From 01/01/2024 to 05/07/2024 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
214/1050 MT ALEXANDER ROAD, ESSENDON VIC 3040	\$555,000	23/04/2024
6/947 MT ALEXANDER ROAD, ESSENDON VIC 3040	\$525,000	17/06/2024

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: 05/07/2024