

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

14/992 Mt Alexander Road, Essendon Vic 3040

Indicative selling price

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

Single price

\$295,000

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

Essendon

Period - From

10/06/2020

to

09/06/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	15/30 Nicholson St ESSENDON 3040	\$285,000	30/04/2021
2	8/96 Glass St ESSENDON 3040	\$287,500	13/03/2021
3	16/55 Buckley St MOONEE PONDS 3039	\$292,500	17/12/2020

OR

~~**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:

10/06/2021 12:32



 1  1  1

Rooms: 4

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$295,000

Median Unit Price

10/06/2020 - 09/06/2021: \$610,000

Comparable Properties



15/30 Nicholson St ESSENDON 3040 (REI/VG) Agent Comments

 1  1  1

Price: \$285,000

Method: Sold Before Auction

Date: 30/04/2021

Property Type: Flat



8/96 Glass St ESSENDON 3040 (REI/VG) Agent Comments

 1  1  1

Price: \$287,500

Method: Auction Sale

Date: 13/03/2021

Rooms: 2

Property Type: Apartment



16/55 Buckley St MOONEE PONDS 3039 (REI/VG) Agent Comments

 1  1  1

Price: \$292,500

Method: Private Sale

Date: 17/12/2020

Property Type: Apartment