

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 315/1050 Mt Alexander Road, Essendon, VIC 3040

Indicative selling price

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

Price Range

\$500,000

&

\$530,000

Median sale price

Median price

\$541,500

Property Type

House

Suburb

Essendon (3040)

Period - From

12/08/2023

to

12/08/2024

Source

realestate.com.au

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
312/1050 MT ALEXANDER ROAD, ESSENDON VIC 3040	\$535,000	14/08/2024
314/1050 MT ALEXANDER ROAD, ESSENDON VIC 3040	\$490,000	06/09/2024
29/82 RALEIGH STREET, ESSENDON VIC 3040	\$525,000	12/11/2024

This Statement of Information was prepared on: 13/01/2025