

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

314/1050 MT ALEXANDER ROAD ESSENDON VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$499,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,500

Property type

Unit

Suburb

Essendon

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

116/1050 MT ALEXANDER ROAD ESSENDON VIC 3040	\$536,000	17-Jan-24
106/1050 MT ALEXANDER ROAD ESSENDON VIC 3040	\$491,000	19-Dec-23
214/1050 MT ALEXANDER ROAD ESSENDON VIC 3040	\$555,000	23-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 04 July 2024

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**116/1050 MT ALEXANDER ROAD
ESSENDON VIC 3040**

2 2 1

Sold Price **\$536,000** Sold Date **17-Jan-24**

Distance **0km**



**106/1050 MT ALEXANDER ROAD
ESSENDON VIC 3040**

2 1 1

Sold Price **\$491,000** Sold Date **19-Dec-23**

Distance **0.02km**



**214/1050 MT ALEXANDER ROAD
ESSENDON VIC 3040**

2 2 1

Sold Price **\$555,000** Sold Date **23-Apr-24**

Distance **0.02km**

RS = Recent sale UN = Undisclosed Sale

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