

Vimlesh Raj  
P 0359961666  
M 0432875480  
E [vraj@bigginScott.com.au](mailto:vraj@bigginScott.com.au)

## UNIT Offered for Sale

402/1050 Mt Alexander Road Essendon VIC 3040

 1  1  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$430,000 & \$470,000

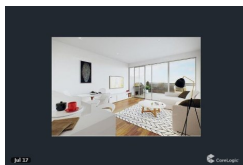
## Median Sale Price

\$490,000 Units in Essendon between Jun 2017 - May 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

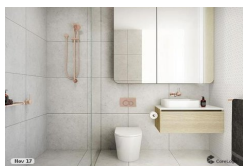


**10/1050 Mt Alexander Road  
Essendon VIC 3040**

 1  1  1

Sold Price **\$435,000** Sold Date **19-Jan-18**

Distance -



**103/1050 Mt Alexander Road  
Essendon VIC 3040**

 1  1  1

Sold Price **\$420,000** Sold Date **23-Jan-18**

Distance -



**11/1050 Mt Alexander Road  
Essendon VIC 3040**

 2  2  1

Sold Price **\$560,000** Sold Date **15-Sep-17**

Distance -

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## STATEMENT OF INFORMATION

Prepared on 22 Jun 2018

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**114/1050 Mt Alexander Road  
Essendon VIC 3040**

2 2 1

Sold Price **\$550,000** Sold Date **29-Jun-17**

Distance -

**202/1050 Mt Alexander Road  
Essendon VIC 3040**

1 - -

Sold Price **\$435,000** Sold Date **15-Nov-17**

Distance -



**306/1050 Mt Alexander Road  
Essendon VIC 3040**

1 1 1

Sold Price **\$475,000** Sold Date **31-Oct-17**

Distance -

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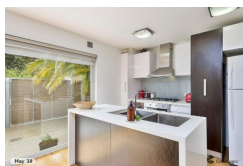


4/1050 Mt Alexander Road  
Essendon VIC 3040

2 1 1

Sold Price **\$545,000** Sold Date **12-Apr-18**

Distance -



1/6 Sturt Street Essendon VIC 3040

2 1 1

Sold Price **\$565,000** Sold Date **15-Jun-18**

Distance **0.04km**

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