

## 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

301/1050 MT ALEXANDER ROAD ESSENDON VIC 3040

### Indicative selling price

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

Single Price

or range  
between

\$365,000

&

\$380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$613,000

Property type

Unit

Suburb

Essendon

Period-from

01 Mar 2022

to

28 Feb 2023

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 4/992 MT ALEXANDER ROAD ESSENDON VIC 3040  | \$385,000 | 10-Mar-23 |
| 1/314 PASCOE VALE ROAD ESSENDON VIC 3040   | \$390,000 | 07-Nov-22 |
| 206/324 PASCOE VALE ROAD ESSENDON VIC 3040 | \$400,000 | 17-Oct-22 |

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: 29 March 2023



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**4/992 MT ALEXANDER ROAD  
ESSENDON VIC 3040**

1 1 1

Sold Price

<sup>RS</sup>

**\$385,000**

Sold Date

**10-Mar-23**

Distance

**0.41km**



**1/314 PASCOE VALE ROAD  
ESSENDON VIC 3040**

1 1 1

Sold Price

**\$390,000**

Sold Date

**07-Nov-22**

Distance

**1.11km**



**206/324 PASCOE VALE ROAD  
ESSENDON VIC 3040**

1 1 1

Sold Price

**\$400,000**

Sold Date

**17-Oct-22**

Distance

**1.21km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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