

## 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

116/1050 Mt Alexander Road Essendon VIC 3040

### Indicative selling price

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

Single Price

or range  
between

\$460,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Essendon

Period-from

01 Jul 2020

to

30 Jun 2021

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

113/1050 Mt Alexander Road Essendon VIC 3040	\$550,000	06-May-21
4/96 Glass Street Essendon VIC 3040	\$460,000	24-Apr-21
306/16 Leake Street Essendon VIC 3040	\$490,000	04-Mar-21

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: 09 July 2021



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**113/1050 Mt Alexander Road  
Essendon VIC 3040**

2 2 1

Sold Price

<sup>RS</sup> **\$550,000** Sold Date **06-May-21**

Distance -



**4/96 Glass Street Essendon VIC  
3040**

2 1 1

Sold Price

**\$460,000** Sold Date **24-Apr-21**

Distance **0.28km**



**306/16 Leake Street Essendon VIC  
3040**

2 2 1

Sold Price

**\$490,000** Sold Date **04-Mar-21**

Distance **0.38km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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