

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

109/1005 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Essendon

Period-from

01 Nov 2023

to

31 Oct 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

303/1020 MT ALEXANDER ROAD ESSENDON VIC 3040	\$385,000	15-Sep-24
411/1005 MT ALEXANDER ROAD ESSENDON VIC 3040	\$335,000	29-Aug-24
409/19 RUSSELL STREET ESSENDON VIC 3040	\$368,000	28-Jun-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: 11 November 2024



**303/1020 MT ALEXANDER ROAD
 ESSENDON VIC 3040**

 1  1  1

Sold Price **\$385,000** Sold Date **15-Sep-24**

Distance **0.33km**

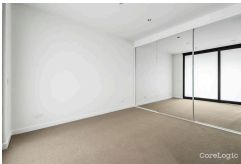


**411/1005 MT ALEXANDER ROAD
 ESSENDON VIC 3040**

 1  1  1

Sold Price **\$335,000** Sold Date **29-Aug-24**

Distance **0km**



**409/19 RUSSELL STREET
 ESSENDON VIC 3040**

 1  1  1

Sold Price **\$368,000** Sold Date **28-Jun-24**

Distance **1.05km**

RS = Recent sale UN = Undisclosed Sale

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