

## 306/1005 Mt Alexander Road, Essendon Vic 3040



**1 Bed 1 Bath 1 Car**

**Property Type:**

Flat/Unit/Apartment (Res)

**Indicative Selling Price**

\$365,000

**Median House Price**

Year ending June 2023: \$535,000

## Comparable Properties



**502/1050 Mt Alexander Road, Essendon 3040 (REI/VG)**

**1 Bed 1 Bath 1 Car**

**Price:** \$360,000

**Method:** Private Sale

**Date:** 21/04/2023

**Rooms:** 2

**Property Type:** Apartment

**Agent Comments:** comparable size location and finishes



**301/1050 Mt Alexander Road, Essendon 3040 (REI/VG)**

**1 Bed 1 Bath 1 Car**

**Price:** \$355,000

**Method:** Private Sale

**Date:** 09/06/2023

**Property Type:** Unit

**Agent Comments:** comparable size, location and finishes



**212/1005 Mt Alexander Road, Essendon 3040 (REI)**

**1 Bed 1 Bath 1 Car**

**Price:** \$330,000

**Method:** Private Sale

**Date:** 30/07/2023

**Property Type:** Apartment

**Agent Comments:** comparable size location and finishes but inferior aspect

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

306/1005 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)

Single price

\$365,000

#### Median sale price

Median price

\$535,000

Unit

x

Suburb

Essendon

Period - From

01/07/2022

to

30/06/2023

Source

REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
502/1050 Mt Alexander Road, ESSENDON 3040	\$360,000	21/04/2023
301/1050 Mt Alexander Road, ESSENDON 3040	\$355,000	09/06/2023
212/1005 Mt Alexander Road, ESSENDON 3040	\$330,000	30/07/2023

This Statement of Information was prepared on:

09/10/2023 21:17