# woodards 🚾

# 306/1005 Mt Alexander Road, Essendon Vic 3040

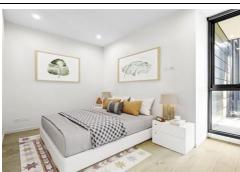


1 Bed 1 Bath 1 Car Property Type: Flat/Unit/Apartment (Res) Indicative Selling Price \$365,000 Median House Price Year ending June 2023: \$535,000

# **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 locality and postcode

Including suburb or 306/1005 Mt Alexander Road, Essendon Vic 3040

## **Indicative selling price**

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$365,000

### Median sale price

Median price	\$535,000		Unit	х	Suburb	Essen	don	
Period - From	01/07/2022	to	30/06/2	023	S	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



This guide must not be taken as legal advice.