

## 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

19/1044-1046 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

\$480,000

&

\$519,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$648,000

Property type

Unit

Suburb

Essendon

Period-from

01 Dec 2023

to

30 Nov 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

314/1050 MT ALEXANDER ROAD ESSENDON VIC 3040	\$490,000	26-Aug-24
29/82 RALEIGH STREET ESSENDON VIC 3040	\$525,000	12-Nov-24
403/314 PASCOE VALE ROAD ESSENDON VIC 3040	\$485,000	07-Oct-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: 07 December 2024



**314/1050 MT ALEXANDER ROAD  
 ESSENDON VIC 3040**

 2  1  1

Sold Price **\$490,000** Sold Date **26-Aug-24**

Distance **0.04km**

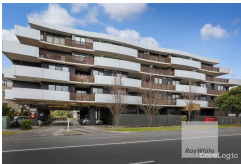


**29/82 RALEIGH STREET  
 ESSENDON VIC 3040**

 2  1  1

Sold Price <sup>RS</sup> **\$525,000** Sold Date **12-Nov-24**

Distance **0.54km**



**403/314 PASCOE VALE ROAD  
 ESSENDON VIC 3040**

 2  2  1

Sold Price **\$485,000** Sold Date **07-Oct-24**

Distance **1.11km**

RS = Recent sale      UN = Undisclosed Sale

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