

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

505/1050 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

\$520,000

&

\$569,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Essendon

Period-from

01 Jun 2020

to

31 May 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
103/11 Glass Street Essendon VIC 3040	\$535,000	15-Feb-21
5/1A Clarinda Road Essendon VIC 3040	\$548,000	27-Feb-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: 17 June 2021

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

 2  2  1

Sold Price

^{RS} **\$550,000** Sold Date **06-May-21**

Distance -



**103/11 Glass Street Essendon VIC
3040**

 3  2  1

Sold Price

\$535,000 Sold Date **15-Feb-21**

Distance **0.59km**



**5/1A Clarinda Road Essendon VIC
3040**

 2  1  1

Sold Price

\$548,000 Sold Date **27-Feb-21**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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