

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

111/1044-1046 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

\$490,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$643,000

Property type

Unit

Suburb

Essendon

Period-from

01 Aug 2021

to

31 Jul 2022

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

116/1050 MT ALEXANDER ROAD ESSENDON VIC 3040	\$500,000	10-Nov-21
11/13 WINIFRED STREET ESSENDON VIC 3040	\$508,000	15-Jun-21
7/5 QUEEN STREET ESSENDON VIC 3040	\$507,000	19-Apr-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: 02 August 2022

David Thiessen

P 03 93701111

M 0418840299

E dthiessen@bradteal.com.au

**116/1050 MT ALEXANDER ROAD
ESSENDON VIC 3040** 2  2  1

Sold Price

\$500,000

Sold Date

10-Nov-21

Distance

0.04km**11/13 WINIFRED STREET
ESSENDON VIC 3040** 2  1  1

Sold Price

\$508,000

Sold Date

15-Jun-21

Distance

0.52km**7/5 QUEEN STREET ESSENDON
VIC 3040** 2  1  1

Sold Price

\$507,000

Sold Date

19-Apr-21

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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