

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

8/1044-1046 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

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

317/1044-1046 Mt Alexander Road Essendon VIC 3040	\$310,000	13-May-21
319/1044-1046 Mt Alexander Road Essendon VIC 3040	\$295,000	04-Dec-20
302/76 Keilor Road Essendon North VIC 3041	\$330,000	09-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: 07 June 2021

Scott Latham
 P 93748374
 M 0457817772
 E slatham@bradteal.com.au



317/1044-1046 Mt Alexander Road
Essendon VIC 3040

 1  1  1

Sold Price

^{RS} **\$310,000** ^{UN}

Sold Date

13-May-21

Distance

-



319/1044-1046 Mt Alexander Road
Essendon VIC 3040

 1  1  1

Sold Price

\$295,000

Sold Date

04-Dec-20

Distance

-



302/76 Keilor Road Essendon
North VIC 3041

 1  1  1

Sold Price

\$330,000

Sold Date

09-Feb-21

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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