

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

3/1072 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

\$545,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Essendon

Period-from

01 Nov 2023

to

31 Oct 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

504/1005 MT ALEXANDER ROAD ESSENDON VIC 3040	\$575,000	22-Aug-24
503/1050 MT ALEXANDER ROAD ESSENDON VIC 3040	\$550,000	06-Jul-24
11/1044-1046 MT ALEXANDER ROAD ESSENDON VIC 3040	\$545,000	19-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: 18 November 2024



**504/1005 MT ALEXANDER ROAD
ESSENDON VIC 3040**

2 2 1

Sold Price

^{RS}

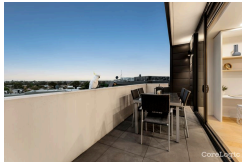
\$575,000

Sold Date

22-Aug-24

Distance

0.12km



**503/1050 MT ALEXANDER ROAD
ESSENDON VIC 3040**

2 2 1

Sold Price

\$550,000

Sold Date

06-Jul-24

Distance

0.13km



**11/1044-1046 MT ALEXANDER
ROAD ESSENDON VIC 3040**

2 1 -

Sold Price

^{RS}

\$545,000

Sold Date

19-Oct-24

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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