

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 401/1005 Mt Alexander Road, Essendon, VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$330,000

&

\$349,990

Median sale price

Median price

\$530,000

Property Type

House

Suburb

Essendon (3040)

Period - From

13/03/2023

to

13/03/2024

Source

realestate.com.au

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
109/1005 MT ALEXANDER ROAD, ESSENDON VIC 3040	\$350,000	10/12/2024
411/1005 MT ALEXANDER ROAD, ESSENDON VIC 3040	\$335,000	11/09/2024
206/201 BUCKLEY STREET, ESSENDON VIC 3040	\$325,000	28/08/2024

This Statement of Information was prepared on: 13/01/2025