

501/1005 Mt Alexander Road, Essendon, VIC 3040



2 Bed 1 Bath 1 Car
Property Type: Unit
Indicative Selling Price
 \$480,000
Median House Price
 June quarter 2024: \$567,500

Comparable Properties



208/956 Mt Alexander Road, Essendon 3040 (REI)
2 Bed 1 Bath 1 Car
Price: \$470,000
Method: Private Sale
Date: 25/06/2024
Property Type: Unit
Agent Comments: Comparable presentation, comparable location, comparable size



307/16 Leake Street, Essendon 3040 (REI/VG)
2 Bed 2 Bath 1 Car
Price: \$490,000
Method: Private Sale
Date: 01/06/2024
Property Type: Apartment
Agent Comments: Comparable location, comparable presentation, superior accommodation



8/13 Winifred Street, Essendon 3040 (REI)
2 Bed 1 Bath 1 Car
Price: \$460,000
Method: Private Sale
Date: 27/05/2024
Property Type: Apartment
Agent Comments: Older style apartment block but good size internal. Comparable location

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

501/1005 Mt Alexander Road, Ascot Vale, VIC 3032

Indicative selling price

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

Single price

\$480,000

Median sale price

Median price

\$567,500

Unit

x

Suburb

Ascot Vale

Period - From

01/04/2024

to

30/06/2024

Source

REIV

Comparable property sales

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
208/956 Mt Alexander Road, Essendon 3040	\$470,000	25/06/2024
307/16 Leake Street, Essendon 3040	\$490,000	01/06/2024
8/13 Winifred Street, Essendon 3040	\$460,000	27/05/2024

This Statement of Information was prepared on:

17/09/2024ss