

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	304/1050 Mt Alexander Road, Essendon, VIC 3040
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Indicative selling price

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

Price Range	\$390,000	&	\$409,990
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Median sale price

Median price	\$541,500	Property Type	House	Suburb	Essendon (3040)
Period - From	15/08/2023	to	15/08/2024	Source	realestate.com.au

Comparable property sales

A 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
213/324 PASCOE VALE ROAD, ESSENDON VIC 3040	\$415,000	07/01/2025
215/1044-1046 MT ALEXANDER ROAD, ESSENDON VIC 3040	\$412,000	06/01/2025
301/1005 MT ALEXANDER ROAD, ESSENDON VIC 3040	\$440,000	18/11/2024

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