# 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

204/1024 Mt Alexander Road, Essendon Vic 3040

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$530,000		&		\$580,000			
Median sale pi	rice							
Median price	\$569,444	Pro	operty Type	Unit			Suburb	Essendon
Period - From	01/10/2024	to	31/12/2024		So	urce	REIV	

## 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	307/1050 Mt Alexander Rd ESSENDON 3040	\$571,000	29/01/2025
2	118/314 Pascoe Vale Rd ESSENDON 3040	\$573,888	30/11/2024
3	3/6 Sturt St ESSENDON 3040	\$577,500	25/11/2024

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 six months.

This Statement of Information was prepared on:

10/02/2025 16:59



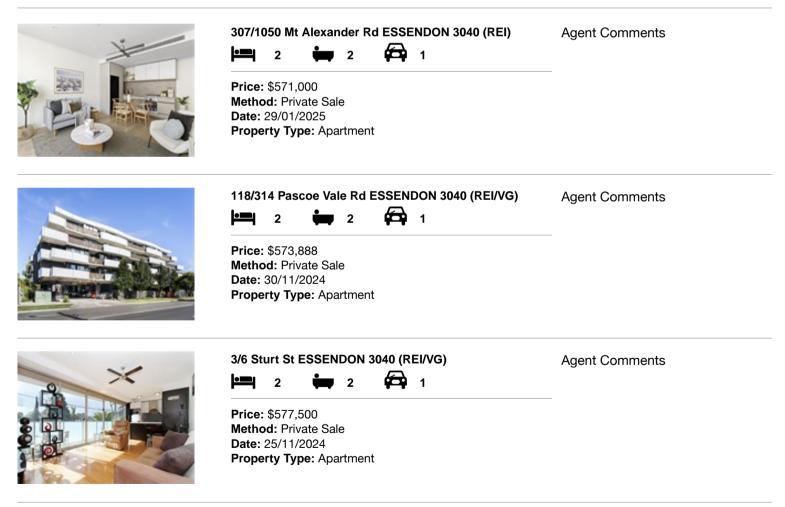






**Property Type:** Agent Comments Indicative Selling Price \$530,000 - \$580,000 Median Unit Price December quarter 2024: \$569,444

# **Comparable Properties**



#### Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



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