

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

\$495,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Essendon

Period-from

01 Feb 2024

to

31 Jan 2025

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

11/1044-1046 MT ALEXANDER ROAD ESSENDON VIC 3040	\$545,000	19-Oct-24
6/11 WINIFRED STREET ESSENDON VIC 3040	\$540,000	20-Nov-24
112/1044-1046 MT ALEXANDER ROAD ESSENDON VIC 3040	\$555,000	03-Sep-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 February 2025



11/1044-1046 MT ALEXANDER ROAD ESSENDON VIC 3040

2 1 -

Sold Price **\$545,000** Sold Date **19-Oct-24**

Distance **0.17km**

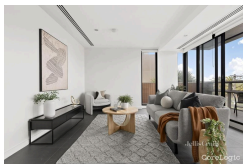


6/11 WINIFRED STREET ESSENDON VIC 3040

2 1 1

Sold Price **\$540,000** Sold Date **20-Nov-24**

Distance **0.34km**



112/1044-1046 MT ALEXANDER ROAD ESSENDON VIC 3040

2 1 1

Sold Price **\$555,000** Sold Date **03-Sep-24**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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