

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 308/1005 Mt Alexander Road, Essendon, VIC 3040

Indicative selling price

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

Price Range

\$300,000

&

\$330,000

Median sale price

Median price

\$550,000

Property Type

House

Suburb

Essendon (3040)

Period - From

15/12/2020

to

15/12/2019

Source

realestate.com

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
113/1005 MT ALEXANDER ROAD, ESSENDON VIC 3040	\$360,000	23/11/2020
109/314 PASCOE VALE ROAD, ESSENDON VIC 3040	\$330,000	16/09/2020
304/201 BUCKLEY STREET, ESSENDON VIC 3040	\$365,000	30/07/2020

This Statement of Information was prepared on: 13/03/2021