

## 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

116/1050 MT ALEXANDER ROAD ESSENDON VIC 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$510,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Essendon

Period-from

01 Nov 2022

to

31 Oct 2023

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

109/11 GLASS STREET ESSENDON VIC 3040	\$560,000	30-Aug-23
311/64 KEILOR ROAD ESSENDON NORTH VIC 3041	\$530,000	07-Sep-23
1/32 NAPIER STREET ESSENDON VIC 3040	\$550,000	26-Jul-23

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: 02 November 2023



**109/11 GLASS STREET ESSENDON  
VIC 3040**

 2  2  1

Sold Price

**\$560,000**

Sold Date **30-Aug-23**

Distance

**0.58km**



**311/64 KEILOR ROAD ESSENDON  
NORTH VIC 3041**

 2  2  1

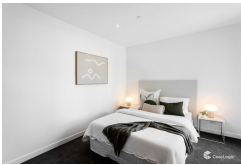
Sold Price

**\$530,000**

Sold Date **07-Sep-23**

Distance

**0.88km**



**1/32 NAPIER STREET ESSENDON  
VIC 3040**

 2  2  1

Sold Price

<sup>RS</sup> **\$550,000**

Sold Date **26-Jul-23**

Distance

**0.76km**

RS = Recent sale

UN = Undisclosed Sale

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