

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

314/1005 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

\$315,000

&

\$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Essendon

Period-from

01 Sep 2022

to

31 Aug 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

205/964 MT ALEXANDER ROAD ESSENDON VIC 3040	\$345,000	08-Mar-23
3/191 PASCOE VALE ROAD ESSENDON VIC 3040	\$345,000	13-Apr-23
6/297 PASCOE VALE ROAD ESSENDON VIC 3040	\$345,000	09-Mar-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: 25 September 2023



**205/964 MT ALEXANDER ROAD
ESSENDON VIC 3040**

1 1 1

Sold Price

\$345,000

Sold Date **08-Mar-23**

Distance **0.79km**



**3/191 PASCOE VALE ROAD
ESSENDON VIC 3040**

1 1 1

Sold Price

Sold Date **13-Apr-23**

Distance **1.65km**



**6/297 PASCOE VALE ROAD
ESSENDON VIC 3040**

1 1 1

Sold Price

Sold Date **09-Mar-23**

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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