

## 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

303/1024 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

\$580,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Essendon

Period-from

01 Jul 2020

to

30 Jun 2021

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

203/1020 Mt Alexander Road Essendon VIC 3040	\$635,000	06-Jan-21
205/1020 Mt Alexander Road Essendon VIC 3040	\$690,000	16-Apr-21
305/701 Mt Alexander Road Moonee Ponds VIC 3039	\$680,000	09-Mar-21

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: 12 July 2021



**203/1020 Mt Alexander Road  
Essendon VIC 3040**

 2  
  2  
  1

Sold Price      **\$635,000**    Sold Date    **06-Jan-21**

Distance      **0.04km**



**205/1020 Mt Alexander Road  
Essendon VIC 3040**

 2  
  2  
  1

Sold Price      <sup>RS</sup> **\$690,000**    Sold Date    **16-Apr-21**

Distance      **0.04km**



**305/701 Mt Alexander Road  
Moonee Ponds VIC 3039**

 2  
  2  
  1

Sold Price      **\$680,000**    Sold Date    **09-Mar-21**

Distance      **1.81km**

RS = Recent sale

UN = Undisclosed Sale

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