

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

205/1044 Mt Alexander Road, Essendon Vic 3040

Indicative selling price

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

Range between \$450,000 & \$485,000

Median sale price

Median price \$640,000 Property Type Unit Suburb Essendon

Period - From 01/04/2021 to 30/06/2021 Source REIV

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 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
1	15/947 Mt Alexander Rd ESSENDON 3040	\$480,000	15/09/2021
2	114/1044-1046 Mt Alexander Rd ESSENDON 3040	\$415,000	27/04/2021
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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 six months.

This Statement of Information was prepared on: 22/09/2021 12:18

205/1044 Mt Alexander Road, Essendon Vic 3040



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$450,000 - \$485,000
Median Unit Price
June quarter 2021: \$640,000

Comparable Properties



15/947 Mt Alexander Rd ESSENDON 3040 (REI)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 15/09/2021
Property Type: Apartment



114/1044-1046 Mt Alexander Rd ESSENDON 3040 (REI)

Agent Comments



Price: \$415,000
Method: Private Sale
Date: 27/04/2021
Property Type: Apartment

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 six months.

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