

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

315/1044-1046 Mt Alexander Road, Essendon Vic 3040

Indicative selling price

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

Single price \$350,000

Median sale price

Median price \$445,500

House

Unit

X

Suburb

Essendon

Period - From 01/04/2018

to 30/06/2018

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	313/1005 Mt Alexander Rd ESSENDON 3040	\$389,000	12/05/2018
2	309/1005 Mt Alexander Rd ESSENDON 3040	\$375,000	24/07/2018
3	209/1044-1046 Mt Alexander Rd ESSENDON 3040	\$330,000	23/03/2018

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.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$350,000
Median Unit Price
 June quarter 2018: \$445,500

Comparable Properties



313/1005 Mt Alexander Rd ESSENDON 3040 (REI) [Agent Comments](#)



Price: \$389,000
Method: Private Sale
Date: 12/05/2018
Rooms: 2
Property Type: Unit



309/1005 Mt Alexander Rd ESSENDON 3040 (REI) [Agent Comments](#)



Price: \$375,000
Method: Private Sale
Date: 24/07/2018
Rooms: -
Property Type: Apartment



209/1044-1046 Mt Alexander Rd ESSENDON 3040 (REI) [Agent Comments](#)



Price: \$330,000
Method: Private Sale
Date: 23/03/2018
Rooms: 2
Property Type: Apartment