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	14/1044-1046 Mt Alexander Road, Essendon Vic 3040

Indicative selling price

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

Range between $400,000 & $440,000

Median sale price

Median price $490,000 Property Type Unit Suburb Essendon

Period - From 17/09/2023 to 16/09/2024 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	113/1044-1046 Mt Alexander Rd ESSENDON 3040	$415,000	29/05/2024
2	403/64 Keilor Rd ESSENDON NORTH 3041	$405,000	14/08/2024
3	203/1044 Mt Alexander Rd ESSENDON 3040	$417,500	05/04/2024

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: 17/09/2024 11:25

14/1044-1046 Mt Alexander Road, Essendon Vic 3040



Property Type: Land

Agent Comments

Indicative Selling Price
$400,000 - $440,000
Median Unit Price
17/09/2023 - 16/09/2024: $490,000

Comparable Properties

113/1044-1046 Mt Alexander Rd ESSENDON 3040 (REI)

2 | 1 | 1

Price: $415,000
Method:
Date: 29/05/2024
Property Type: Apartment

Agent Comments



403/64 Keilor Rd ESSENDON NORTH 3041 (REI)

2 | 1 | 1

Price: $405,000
Method: Private Sale
Date: 14/08/2024
Property Type: Apartment

Agent Comments

203/1044 Mt Alexander Rd ESSENDON 3040 (VG)

2 | - | -

Price: $417,500
Method: Sale
Date: 05/04/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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