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	504/1005 Mt Alexander Road, Essendon Vic 3040

Indicative selling price

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

Range between $550,000 & $590,000

Median sale price

Median price $544,000 Property Type Unit Suburb Essendon

Period - From 01/07/2023 to 30/06/2024 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	217/11 Glass St ESSENDON 3040	$552,500	24/07/2024
2	503/1050 Mt Alexander Rd ESSENDON 3040	$550,000	06/07/2024
3	8/6 Sturt St ESSENDON 3040	$585,000	03/05/2024

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: 02/08/2024 17:41

504/1005 Mt Alexander Road, Essendon Vic 3040

John Morello
8378 0500
0412 088 757
johnmorello@jelliscraig.com.au



2 2 1

Property Type: Strata Unit/Flat

Agent Comments

2 bed, 2 bath, 1 car updated apartment with balcony.

Indicative Selling Price
$550,000 - $590,000
Median Unit Price
Year ending June 2024: $544,000

Comparable Properties



217/11 Glass St ESSENDON 3040 (REI)

2 2 1

Price: $552,500
Method: Private Sale
Date: 24/07/2024
Property Type: Apartment
Land Size: 81 sqm approx

Agent Comments

Same accommodation, same proximity. Property is also slightly more updated in condition. Includes balcony



503/1050 Mt Alexander Rd ESSENDON 3040 (REI)

2 2 1

Price: $550,000
Method: Private Sale
Date: 06/07/2024
Property Type: Unit

Agent Comments

Same accommodation, on the same street. Very similar size. Renovated condition. Includes balcony



8/6 Sturt St ESSENDON 3040 (REI/VG)

2 2 1

Price: $585,000
Method: Private Sale
Date: 03/05/2024
Property Type: Unit

Agent Comments

Same accommodation . Slightly older build with similar condition. Includes balcony.

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