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	112/1044-1046 Mt Alexander Road, Essendon Vic 3040

Indicative selling price

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

Range between $440,000 & $480,000

Median sale price

Median price $612,500 Property Type Unit Suburb Essendon

Period - From 01/04/2024 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	401/110 Keilor Rd ESSENDON NORTH 3041	$447,500	27/07/2024
2	202/19 Russell St ESSENDON 3040	$485,000	26/06/2024
3	208/956 Mt Alexander Rd ESSENDON 3040	$470,000	25/06/2024

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: 26/08/2024 08:52

112/1044-1046 Mt Alexander Road, Essendon Vic 3040

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



2 1 1

Property Type: Apartment

Agent Comments

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

Indicative Selling Price
$440,000 - $480,000
Median Unit Price
June quarter 2024: $612,500

Comparable Properties



401/110 Keilor Rd ESSENDON NORTH 3041 (REI)

2 1 1

Price: $447,500
Method: Auction Sale
Date: 27/07/2024
Property Type: Apartment

Agent Comments

same accomodation, located on a main road, close proximity, top floor apartment with large wrap around balcony, city views



202/19 Russell St ESSENDON 3040 (REI/VG)

2 1 1

Price: $485,000
Method: Private Sale
Date: 26/06/2024
Rooms: 3
Property Type: Apartment

Agent Comments

same accomodation with an additional bathroom, close proximity, updated apartment, small balcony



208/956 Mt Alexander Rd ESSENDON 3040 (REI)

2 1 1

Price: $470,000
Method: Private Sale
Date: 25/06/2024
Property Type: Unit

Agent Comments

same accomodation, same proximity, small balcony, larger sized apartment

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