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	1/972 Mt Alexander Road, Essendon Vic 3040

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,902,500 Property Type House 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	74a Market St ESSENDON 3040	$1,320,000	31/05/2024
2	3/727 Mt Alexander Rd MOONEE PONDS 3039	$1,440,000	22/05/2024
3	2c Batman St ABERFELDIE 3040	$1,475,000	08/05/2024

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: 02/09/2024 17:18

1/972 Mt Alexander Road, Essendon Vic 3040

John Morello
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4 2 3

Property Type: Townhouse

Agent Comments

4 bed, 2 bath, 3 car townhouse with courtyard

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
June quarter 2024: $1,902,500

Comparable Properties



74a Market St ESSENDON 3040 (REI/VG)

4 2 2

Price: $1,320,000
Method: Private Sale
Date: 31/05/2024
Property Type: House
Land Size: 256 sqm approx

Agent Comments

similar accomodation with one less car space, same proximity, similar condition, smaller land size



3/727 Mt Alexander Rd MOONEE PONDS 3039 (REI/VG)

3 3 2

Price: $1,440,000
Method: Sold Before Auction
Date: 22/05/2024
Property Type: Townhouse (Res)

Agent Comments

neighbouring suburb, one less bedroom accomodation, additional bathroom, one less car space, new condition



2c Batman St ABERFELDIE 3040 (REI)

4 3 2

Price: $1,475,000
Method: Private Sale
Date: 08/05/2024
Property Type: House
Land Size: 180 sqm approx

Agent Comments

Similar condition, neighbouring suburb, additional bathroom and one less car space, similar condition

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