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	1/244 PASCOE VALE ROAD ESSENDON VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$690,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$622,500	Property type	Unit	Suburb	Essendon
Period-from	01 Apr 2024	to	31 Mar 2025	Source	Corelogic

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 6 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
8/338 PASCOE VALE ROAD ESSENDON VIC 3040	$710,000	27-Nov-24
22/63 BUCKLEY STREET MOONEE PONDS VIC 3039	$723,999	07-Feb-25
24 LETHBRIDGE STREET MOONEE PONDS VIC 3039	$750,000	26-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 28 April 2025

CONSUMER AFFAIRS VICTORIA

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8/338 PASCOE VALE ROAD ESSENDON VIC 3040

2 2 1

Sold Price **$710,000** Sold Date **27-Nov-24**

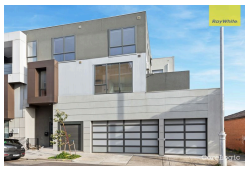
Distance **0.76km**

22/63 BUCKLEY STREET MOONEE PONDS VIC 3039

2 2 1

Sold Price **$723,999** Sold Date **07-Feb-25**

Distance **0.81km**



24 LETHBRIDGE STREET MOONEE PONDS VIC 3039

2 2 2

Sold Price RS **$750,000** UN Sold Date **26-Feb-25**

Distance **0.81km**

RS = Recent sale **UN** = Undisclosed Sale

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