

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

6/297 Pascoe Vale Road, Essendon Vic 3040

Indicative selling price

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

Range between

\$300,000

&

\$330,000

Median sale price

Median price

\$646,500

Property Type

Unit

Suburb

Essendon

Period - From

01/10/2022

to

31/12/2022

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	6/18 Shaftesbury St ESSENDON 3040	\$331,000	02/11/2022
2	308/1005 Mt Alexander Rd ESSENDON 3040	\$330,000	01/02/2023
3	505/316 Pascoe Vale Rd ESSENDON 3040	\$316,000	29/10/2022

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:

15/02/2023 14:41

6/297 Pascoe Vale Road, Essendon Vic 3040



Adriano Persichetti

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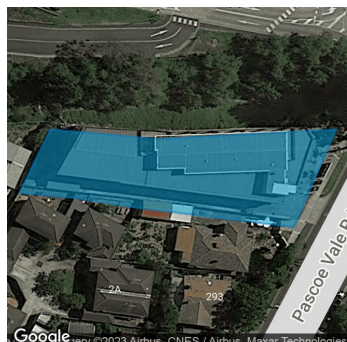
adriano@myagentre.com.au

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

December quarter 2022: \$646,500



1 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



6/18 Shaftesbury St ESSENDON 3040 (REI/VG) **Agent Comments**

1 1 1

Price: \$331,000

Method: Private Sale

Date: 02/11/2022

Property Type: Apartment



308/1005 Mt Alexander Rd ESSENDON 3040 (REI) **Agent Comments**

1 1 1

Price: \$330,000

Method: Private Sale

Date: 01/02/2023

Property Type: Apartment



505/316 Pascoe Vale Rd ESSENDON 3040 (REI/VG) **Agent Comments**

1 1 1

Price: \$316,000

Method: Private Sale

Date: 29/10/2022

Property Type: Apartment

Account - My Agent Real Estate | P: 03 9633 7111 | F: 03 9663 4067



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