

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 209.316 Pascoe Vale Road, Essendon Vic 3040

Indicative selling price

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

Range between \$450,000

&

\$485,000

Median sale price

Median price \$515,000

House

Unit

X

Suburb

Essendon

Period - From 01/01/2018

to

31/03/2018

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	210/316 Pascoe Vale Rd ESSENDON 3040	\$482,500	05/01/2018
2	106/316 Pascoe Vale Rd ESSENDON 3040	\$480,000	14/02/2018
3	2-12/324 Pascoe Vale Rd ESSENDON 3040	\$473,000	05/01/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$450,000 - \$485,000
Median Unit Price
March quarter 2018: \$515,000

Comparable Properties



210/316 Pascoe Vale Rd ESSENDON 3040 (REI)

Agent Comments



Price: \$482,500
Method: Private Sale
Date: 05/01/2018
Rooms: 3
Property Type: Apartment



106/316 Pascoe Vale Rd ESSENDON 3040 (REI)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 14/02/2018
Rooms: -
Property Type: Unit



2-12/324 Pascoe Vale Rd ESSENDON 3040 (REI)

Agent Comments



Price: \$473,000
Method: Private Sale
Date: 05/01/2018
Rooms: 3
Property Type: Apartment