

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

211/314 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

\$290,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Essendon

Period-from

01 Mar 2024

to

28 Feb 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

15/8 OLIVE YORK WAY BRUNSWICK WEST VIC 3055	\$300,000	08-Feb-25
15/25 DAISY STREET ESSENDON VIC 3040	\$300,000	01-Feb-25
118/12 OLIVE YORK WAY BRUNSWICK WEST VIC 3055	\$310,000	11-Dec-24

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: 06 March 2025



**15/8 OLIVE YORK WAY
 BRUNSWICK WEST VIC 3055**

 1  1  1

Sold Price **RS \$300,000** Sold Date **08-Feb-25**

Distance **1.85km**



**15/25 DAISY STREET ESSENDON
 VIC 3040**

 1  1  1

Sold Price Sold Date **01-Feb-25**

Distance **1.61km**



**118/12 OLIVE YORK WAY
 BRUNSWICK WEST VIC 3055**

 1  1  1

Sold Price **\$310,000** Sold Date **11-Dec-24**

Distance **1.85km**

RS = Recent sale UN = Undisclosed Sale

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