

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 109/314 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)

----- \$*----- or range between \$330,000 & \$345,000

Median sale price

Median price \$568500

Property type unit

Suburb Essendon

Period - From Oct-19

to

Dec-19

Source PDOL

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
1-306/964 Mount Alexander Road Essendon	\$321000	31/12/19
2- 11/158 Napier Street Essendon	\$305000	23/11/19
35/297 Pascoe Vale Road Essendon	\$320000	18/10/19

This Statement of Information was prepared on: 16/01/2020